

Minutes of the Regularly Scheduled Meeting of the Firelight Meadows Board of Directors

Firelight Meadows

May 22, 2017

1. CALL TO ORDER

President Karen Roberts called the meeting to order at 6:03 p.m.

2. ROLL CALL

a. Board Members

Karen Roberts, President (via WebEx)

Kari Gras, Vice President

Annette Stone, Secretary (via WebEx)

Curt Wilson, Treasurer

Steve Cherne (via WebEx)

Greg Hunt

Laura Gregory

Jeff Alger

b. Others Present

Scott Hammond, President Hammond Property Management

Jeff Malinowski, GM of Hammond Property Management

Dustin Long, Hammond Property Management

Seanna Farrow, Hammond Property Management

Katie Coleman, Hammond Property Management

Douglas Shanley, Association Accountant

Michael Depose (Firelight Owner Unit C18 via WebEx)

Steven Miller (Firelight Owner Unit A19 via WebEx)

Sean Gale- Gale Force

3. APPROVAL OF BOARD MEETING MINUTES—MARCH 20 MEETING

After reviewing these minutes at the request of a board member from the last board meeting, it was determined that the minutes were correct and they were accepted and approved as previously presented at the April 11, 2017, board meeting.

4. MINUTES OF LAST BOD MEETING

The April 11, 2017 minutes were accepted and approved as presented.

5. NEXT BOD/BUDGET MEETING DATE

The next combined BOD and budget meeting is set for July 20th, 2017, at 6:00 p.m.

6. SPECIAL MEETING

The special meeting for the owners to discuss the new drafts of the Declaration and Bylaws is set for Tuesday, August 15th, 2017, at 6:00 p.m.

7. PARKING RULE ENFORCEMENT REPORT

- a. Gale presented his parking rule enforcement report explaining that his approach of speaking with owners face-to-face seems to be improving compliance with the parking rules. A brief question and answer session followed Gale's report.
- b. Since the Gale Force parking rule enforcement agreement ends on May 31, 2017, the board discussed whether to renew the agreement and the term, and enforcing the use of parking permits needs to be added to the new agreement.
- c. Gale is to perform one campus-wide inspection for parking permit use and report back to Roberts the amount of time this inspection takes.
- d. The board agreed to finalize the terms of the agreement via email after receiving Gale's input on the amount of time it takes to inspect for parking permit use.

8. RENEWAL OF PARKING RULE ENFORCEMENT AGREEMENT

Gras moved to extend Gales contract through the end of 2017. Hunt seconded the motion. All voted and the motion passed.

9. PRESIDENT'S COMMENTS ON BOARD REPORTS

Roberts said that in order to make board meetings more efficient, there was no need for board members and HPM personnel to give detailed verbal reports for written reports that had been included in the board packet. All reports included in the board packet should have been read prior to the board meeting. As such, beginning with tonight's board meeting, unless there is a specific issue that needs highlighting, those at the board meeting will be asked if they have any comments or questions for the presenter, and if not, the report will be accepted as presented.

10. MANAGERS REPORT

The managers report was received and accepted.

11. LANDSCAPING REPORT

Gregory will prepare a written landscaping report and email it to the board.

12. LEGAL REPORT

Roberts presented the legal report stating that

- a. The complaint against Koch is progressing
- b. Of the three letters sent to owners in arrears, one paid and the other two have had their outdoor parking privileges suspended and liens have been file
 - i. 325 Firelight Drive
 - ii. 402 Candlelight Meadow Drive

13. COMMUNICATIONS FROM OWNERS

- a. The exhaust vent from kitchen to outside of the building for unit D19 has been completed. A photo of the vent is included in the board packet and it looks great.
- b. HPM sent a reminder to all Firelight Owners regarding the rules and regulations for pets.
- c. HPM addressed noise and neighbor complaints.
- d. Items allowed on decks to be discussed later in the meeting

OLD BUSINESS

14. RESOLUTION FOR ACCOUNTING FOR RESERVE ACCOUNT

- a. Roberts revised the resolution based on input from the last board meeting.
- b. Wilson moved to approve the resolution as revised. Gras seconded the motion and it was carried.

15. WEBSITE PROPOSAL

Hunt received emails from members with questions and suggestions. If no one else has anything to propose he will move forward with his plans.

16. SATELLITE DISHES

- a. The board is concerned about the potential number of satellite dishes that could be attached to each building and wants to determine a maximum number of dishes allowed per building.
- b. Legal counsel advised that each owner has the right to install one satellite dish.
- c. Dish Network and DirecTV are no longer installing shared systems.
- d. The board decided to table this issue until all of the rules and regulations are rewritten in conjunction with the rewrite of the Declaration and Bylaws.

17. DECLARATION REWRITE – INSURANCE ISSUE

- a. In order for the insurance provision in the rewrite of the Declaration to be effective, three sections of the Declaration must be coordinated:
 - i. Definitions of Common Elements
 - ii. Unit boundaries
 - iii. Insurance section
- b. Based on Roberts' and Cherne's conference call with Ty Moline, the HOA's insurance agent, it will be more cost effective for the HOA to change from the current "all-in" type of insurance coverage to "bare walls" insurance coverage.
- c. Roberts and Cherne will work with legal counsel to ensure these three insurance related sections are in agreement.
- d. Details of potential cost savings to the HOA and the type of insurance that each unit owner will need to carry will be available at the special meeting scheduled for August.

NEW BUSINESS

18. SEPARATE HOA DSL LINE

- a. Currently, Gale Force Property Management can only review surveillance recordings of the trash compactor use through logging into the Hammond's system located in the administration building on the Firelight campus and owned by West Fork Utilities.
- b. Although both Gale Force and Hammond are comfortable with this arrangement, the board considered the option of the HOA installing a separate DSL line for this purpose.
- c. Wilson estimated that a separate DSL line would cost the HOA \$80 to \$90 per month.
- d. Since there was little board support for the installation of a separate DSL line, the issue was dropped and no further board action was taken.

19. IRRIGATION SYSTEM UPGRADE

- a. Hammond proposed that the board hire Doug Gion of Gallatin Water Works to design a more efficient and more dependable irrigation system for the condominium. The design of the current irrigation system is flawed and now that it is almost 15 years old, annual maintenance costs are significant and increasing each year.
- b. If the board hires Gion to prepare the design, the HOA would own the design and would be able to include it in a request for proposal that would be sent to a number of irrigation installation contractors.
- c. The HOA would have the option of phasing in the replacement irrigation system over a number of years.
- d. Hammond is to get a quote from Gion about how much it will cost for him to draw up a design for the condominium's irrigation system.

20. PROPOSED BUDGET FORMAT

Roberts presented a simplified version of the 2018 budget that showed one number for each budget line item with a separate section for Limited Common Expenses. Hunt moved to use simpler budget format and Gras seconded the motion. The motion was carried.

21. ITEMS ALLOWED TO BE KEPT ON DECK & PATIOS

- a. Since some owners want to keep some items on their decks and patios, Roberts asked legal counsel if this option is available since the current Declaration prohibits the storage of items on decks and patios. Legal counsel advised that the board could make a distinction between items "kept" on a deck or patio versus items "stored" on a deck or patio.
- b. The decision was made for each board member to send an email to Roberts with a list of what they considered to be acceptable items to be kept on a deck or patio.
- c. The issue would then be discussed and decided via email or at a future board meeting.

22. ADJOURN

- a. Meeting adjourned at 8:47 p.m.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.



Annette Stone, Secretary

10.17.17

Date