

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

Firelight Meadows

July 20, 2017

1. CALL TO ORDER

President Karen Roberts called the meeting to order at 6:04 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

Greg Hunt

Laura Gregory

Jeff Alger

Steven Miller (via WebEx)

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 (via WebEx)

Ron Seher -Firelight Owner Unit 162

3. APPROVAL OF MINUTES

May 22nd meeting minutes were approved as presented.

4. NEXT BOD/BUDGET MEETING DATE

a. The next BOD meeting was set for August 14th, 2017, at 6:00 p.m.

5. NEXT SPECIAL MEETING

a. The next Special Meeting was set for Tuesday, August 15th, 2017, at 6:00 p.m.

6. Q2 FINANCIAL REPORT

a. Shanley gave the second quarter financial report as of June 30th, 2017 as follows:

i. Total Assets: \$987,488

ii. Operating Cash Balance: \$148,235

iii. Reserve Cash Balance: \$977,517

iv. Accounts Receivable: \$6,359

v. Delinquencies: \$19,537

- vi. Net operating loss as of June 30th, 2017 was \$13,361 due to the way the association books their reserve contribution, otherwise it would be \$79,185 net income through June 30th.
- b. Roberts and Shanley presented the budget in a new format. The board will consider using the new format for the remainder of 2017. The Board will decide at the next meeting.
- c. The financial report was accepted as presented

7. MAINTENANCE & REPAIR

- a. Gras presented the Maintenance and Repair Report (moved to separate section).
- b. The report was accepted as presented.

8. MANAGERS REPORT

The managers report was received and accepted. Main points include:

- a. Irrigation installed for the new trees planted around the compactor.
- b. Emergency septic backup at units 328, 344, 336, and 320 – HPM coordinated repairs with local contractors and is considering long term repair options. Repairs will be ongoing and updates will be provided as necessary.
- c. Obtained bids from 46North for various landscaping projects which were passed along to the landscaping committee.
- d. Worked with West Fork Utilities on remediating a sewer alarm going off in Building D.

9. COMMUNICATIONS FROM OWNERS

- a. Owner of Unit 297 requested board approval to plant a blue spruce tree that would replace one previously there. Wilson motioned to allow a 5-6 ft. blue spruce tree to be planted. Gras seconds the motion. Everyone in favor and the motion was carried.
- b. Ron Sehr represented Paul Pariser in a possible lawsuit against the HOA concerning a change from commercial to residential for the 2-acre parcel on Firelight campus. Pariser has talked with his attorney and will proceed with filing the lawsuit; however, if the board doesn't oppose the lawsuit, it goes mute, Pariser wins and the courts make the decision without board approval. Roberts stated she will communicate with the boards attorney.

10. PARKING ENFORCEMENT REPORT

- a. Gale presented the parking rule enforcement report to the BOD via email prior to resigning from parking enforcement. The report was accepted as presented.

11. LANDSCAPING REPORT

- a. Cherne asked for clarification from Gregory about the cost of the edging for each building.
- b. Gras proposed an idea to redo edging in a different configuration, eliminating rock around driveways. More details will be distributed via email before the next meeting.
- c. Gregory and Gras will share price information with the board via email, and after receiving board input will put together a list of priorities.

12. NEWSLETTER/WEBSITE REPORT

- a. Hunt had nothing new to report. Going forward, Roberts suggested Hunt work with Farrow and Coleman on a newsletter and its distribution.

OLD BUSINESS

13. DECKS/PATIOS

- a. For discussion purposes, Roberts will draft a resolution for the August 14th meeting outlining what is allowed on decks and patios. The board will decide from there how to move forward as far as an amendment.

NEW BUSINESS

14. TERMINATION OF PARKING ENFORCEMENT

- a. Effective July 7th, 2017 GaleForce Property Management has terminated the parking rule enforcement agreement with the HOA. Due to harassment, GaleForce did not feel inclined to carry out the parking agreement any longer. Further discussion about a resolution will take place at the annual meeting. Roberts, Hunt, Gras and Alger agree to be on a parking committee to create parking enforcement ideas.

15. FLM BOARD TRAINING PROPOSAL

- a. Hunt discussed looking at ways to make the BOD more efficient and work to focus on a more proactive approach to things as well as a better understanding of the Declarations and Bylaws. The board agrees with this idea, and Hunt will present a more concrete proposal at the next meeting.

16. OWNER PET POLICY

- a. Cherne addressed the pet policy which states “unit owners may have pets” and asked for clarification on whether an owners *roommate* can have a pet. In this case, the owner would claim responsibilities of the pet associated with their unit. Should a roommate be considered a renter in this case or not?
- b. Furthermore, the idea of keeping track of unit owners and their renters in efforts to educate renters on the HOA’s rules was brought up. This discussion will be carried over to the next meeting on August 15th.

17. DISCUSSION

A non-agenda item was discussed at length on the topic of the Condo light fixture reimbursement amount on the 2nd quarter statement that went out to Condo owners on July 1st, 2017. There was a disagreement amongst board members on where the funds for the light-fixture upgrade should be paid. Wilson made a motion and requested Roberts step down as President that was second by Alger and the vote was rejected during a vote; 2 for and 5 against.

18. BUDGET

- a. A budget meeting was held to finalize the 2017-2018 proposed budget.

19. ADJOURN

- a. BOD/Budget Meeting adjourned at 9:11 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

8.30.2017

Date