

Minutes of Board of Directors Meeting

For the Association of Unit Owners of Firelight Meadows

April 23, 2013

Call to Order

Garrett Baldensperger calls the meeting to order at 6:00 PM.

Directors in attendance are Garrett Baldensperger of unit V95/433, Sam Geppert of unit C1/120, Kari Gras of unit V19/184, A1/85 & B1/155, Curt Wilson of unit B2/155, Jack Eakman of unit V96/441 (via conference call), Scott O'Connor of unit V60/251 (via conference call), and Annette Stone of unit B12/155 (via conference call).

Unit owners in attendance are Mitchell Bates of A8/85 and Travis Wangsgard V69/354.

Also in attendance: Scott Hammond, Angie Guinn, Mike Harter, Bethany Davies of Hammond Property Management (HPM), and Accountant Doug Shanley (via conference call).

(All Directors will be identified by their last names from hereafter in the minutes.)

Minutes of the last Meeting

Eakman makes a motion to approve the Minutes of the last BOD meeting. Gras and Geppert second the motion. All are in favor. None oppose. The motion carries. The minutes of the April 23, 2013 meeting are approved as written.

Financial Report

Accountant Doug Shanley provides the Financial Report (see attachments or view them on the website: www.hpnmontana.com under the Firelight Meadows HOA tab, *password is FL1234*). Six owners will be late on paying their assessments by two or more quarters if they do not pay by the end of the month. They will be turned over to collections at the end of this quarter if payment not received. One of the units listed as delinquent in paying association fees is the individual that vacuums the condo units; Eakman asks the board if they would like to reconsider their contract with this owner. Baldensperger will personally contact all delinquent owners before they are turned over to CBO Collections.

The Chalet units are over budget on the Maintenance and Repair line item from completing the siding nailing project. However, the Chalets as a whole remain under budget by \$3,365.79 due to the Board and Shanley finding savings in other areas to make up for the Maintenance and Repair costs.

The Condo units are \$19,843.58 under budget for the year.

Assessment of Court Ordered West Fork Utilities Dues

Accountant Shanley and Attorney Farve met to discuss the accounts delinquent with West Fork Utilities (HLH, LLC). The majority of the accounts have already moved into foreclosure. Three units are still owned by current owners; Shanley sent them a bill and told them they need to pay or be turned over to collections within thirty days. Firelight Meadows HOA has already written a check for \$51,923 to HLH, LLC. An additional \$4,132.10 will possibly go to HLH, LLC for foreclosed unit A2, currently owned by Bank of America. Shanley recommends a special assessment be issued immediately to all owners to pay for the court ordered dues. O'Connor makes a motion to list the unit owners that have not paid their HLH, LLC bills. Gras seconds the motion. All are in favor. None oppose. Gras makes a motion to send this out as a single assessment to owners. Geppert seconds the motion. All are in favor. None oppose. A letter will be sent to owners with the one-time special assessment, listing the owners that have not paid. Eakman recommends allowing 60 days for owners to pay for this special assessment. It will be sent out shortly and due June 30th. If any owner truly has difficulty paying this special assessment by the June 30, 2013 deadline, they are advised to contact the Board at Firelight Meadows HOA via email at firelightmeadows@hotmail.com.

Insurance Update

Eakman provides an Insurance update. Farmers Insurance will be raising their Premium rates by 35%; the rate will be \$60,367 per year, with no increase in coverage. Eakman met with local insurance agent, Ty Moline. Moline received a quote from Allied Insurance with similar coverage to what FLM currently has: two million dollars in liability coverage per year, one million dollars per claim, directors and officers are included in the policy, the property is covered for \$150 per square foot in all the buildings, with a \$2,500 deductible and an Annual Premium of \$54,717 per year. Eakman makes a motion to switch insurance companies immediately, to use Allied Insurance through Ty Moline with a \$2,500 deductible. Gras seconds the motion. All are in favor. None oppose. The motion carries. (This information will be available on the website once the all the paperwork is submitted, go to: www.hpmmontana.com under the Firelight Meadows HOA tab, *password is FL1234.*)

Schedule Next BOD Meeting

The next BOD meeting is scheduled for Tuesday, June 4th at 6:00 PM in the HPM Conference Room.

Property Management Report

Angie Guinn provides the Property Management Report (see attachments or view them on the website: www.hpmmontana.com under the Firelight Meadows HOA tab, *password is FL1234*). Chimney repair updates, street signs, and parking passes are discussed. Forty seven down payments have been paid towards chimney repairs. Fifteen chimneys are complete. Currently there is \$7500 in the budget for street signs. At \$300 per sign, the signs will cost \$5,100 for 17 signs. Eleven posts will cost \$2,100. The sixth month renewal for parking is coming up shortly. Guinn is currently issuing new parking passes to replace those that expire April 2013, she will email owners directions for receiving replacement passes. She will also notify any owners that are not in good standing that if they do not pay their assessment by the end of the month, their passes will be revoked.

Mike Harter will set out the speed bumps by May first.

Garbage usage is discussed. Geppert requests the condo dumpster pick-up be changed to only one time per week during the off-season. Stone, Baldensperger and HPM will find a location and the costs involved with a trash compactor. The trash compactor will be voted on during the Annual Meeting.

Propane Portfolio Report

Geppert presents the Propane Portfolio Report. Madison River Propane now has the propane contract with Firelight Meadows. To establish a propane contract with Madison River Propane see the attachment.

Utilities Portfolio Report

Baldensperger provides the Utilities Portfolio Report, discussing the water shut-off that took place after the last Board meeting.

Legal Report

Eakman presents the Legal Report. During the past month, Attorney Jennifer Farve has worked on the following issues:

- 1) Finalized the lawsuit with HLH, LLC regarding payment, cable TV, attorney's fees, and language.
- 2) Continued dialogue with Angie Guinn on Chimney issues.
- 3) Researched on the insurance claim to Farmers that was refused.
- 4) Researched streets and driveways in Firelight Meadows as they relate to Gallatin County.
- 5) Proposed review and revision recommendation.

Currently the Legal expenses are \$8,847 under budget for this time in the year.

While establishing the Reserve fund, Eakman and Morrison-Maierle have been researching how to establish Firelight Meadows as a Rural Improvement District (RID). The Morrison-Maierle website (<http://www.m-m.net/gallatin-county-rid-management-support-services/>) defines an RID as "a legal taxing authority through which a subdivision can raise funds for on-going maintenance and improvements. The county is responsible for the planning, management, and maintenance of the RID infrastructure and administration of the RID's funds." Baldensperger makes a motion to proceed with the application process to include FLM as part of a RID. Wilson seconds the motion. All are in favor. None oppose. The motion carries. Final approval will require a positive vote by the owners at the Annual meeting. Payments made through the County on tax obligations are tax deductible and owners can expect nearly 30% in savings on maintenance and replacement/repair when all RID's are bundled together each summer season.

Communications from Owners

Eakman presents the Communications from Owners. Baldensperger has been in contact with the Grizzly Bear Specialist with Fish Wildlife and Parks (FWP) regarding their rules with trash. He would like to get out of the bear trash fining business. Expressing his concern for the children when bears are on campus, Eakman is uncomfortable lessening the \$800 garbage fine. Baldensperger feels an \$800 fine for garbage is more than a deterrent and is actually punitive; he will keep the Board up to date with his findings from FWP.

Old Business

Prior to November 1, 2012, if an owner desired to have cable taken off of their bill from HLH, LLC, they were to contact the cable company, request them to discontinue service by a certain date. Once the law suit settlement paperwork is signed HLH, LLC will be removing these "past-due" cable television fees from your monthly statement. Anyone who **did not** contact HLH, LLC prior to discontinuing payment, may expect a bill from them for services prior to November 1, 2012. If you are one of these owners you may want to request HLH, LLC to submit to you the signed authorization for service form, that according to the cable TV contact each owner was to have signed, as proof that you had indeed requested cable TV service from HLH, LLC in the first place.

New Business

Mitchell Bates requests a refund for late fees charged. Baldensperger will discuss the charges with him after the meeting.

Gras will plan another community picnic prior to Independence Day.

Adjournment

Geppert makes a motion for meeting adjournment. Gras seconds the motion. All are in favor. None oppose. The meeting adjourns at 7:18 PM.

Douglas N. Shanley, CPA PC

2055 North 22nd Ave Suite 2B, Bozeman, Montana 59718

phone 406-585-8430

fax 406-582-9796

4/19/2013

TO: BOARD OF DIRECTORS

FIRELIGHT MEADOWS HOME OWNERS ASSOCIATION

	4/19/2013	3/24/2013
CHECKING ACCOUNT BALANCE	\$113,636	\$145,738
MONEY MARKET AMERICAN BANK	\$100,012	\$100,000
CD AT BIG SKY WESTERN BANK	\$130,941	\$130,942
CD AT 1ST SECURITY BANK	\$75,414	\$75,414
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TOTAL CASH AVAILABLE	\$420,003	\$452,094

ACCOUNTS RECEIVABLE	\$108,577	\$16,745
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THE FOLLOWING ARE LATE TWO OR MORE QUARTERS
THESE WILL BE TURNED OVER TO COLLECTIONS
AT THE END OF THIS QUARTER IF PAYMENT IS NOT RECEIVED
LIENS HAVE BEEN FILED

V09	FROBESE WAYNE	\$1,726.54	\$757.50
V75	HOEKSEMA KEN	\$1,675.06	\$761.44
V41	HOLLADAY	\$2,016.94	\$1,061.32
C04	LEOPOLD DAVID	\$1,978.51	\$992.73
D11	MANSILLA & BELLIDO	\$2,966.02	\$1,762.73
V91	NELSON BRUCE	\$1,915.92	\$961.32
	TOTAL OF ABOVE UNITS	\$12,278.99	\$6,297.04

BAD DEBT PREVIOUSLY WRITTEN OFF COLLECTED IN 2013 BY CBO, OUR COLLECTION AGENCY	\$6,619.95	\$6,486.61
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PARKING INCOME TOTAL THIS YEAR	\$490.00	\$490.00
FINES ASSESSED IN 2013	\$600.00	\$300.00
FINES RECEIVED IN 2013	\$62.00	\$62.00

NEW MEMBERSHIP DUES FOR 2013	\$3,500.00	\$3,000.00
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BAD DEBT WRITTEN OFF IN 2013	\$597.25	\$67.19
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OWNERS TAKING ADVANTAGE OF THE \$24 PER QUARTER POSTAGE SAVINGS 407 INVOICES OVER TWO QUARTERS	\$9,768.00	\$4,848.00
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TO JOIN BY CONFERENCE CALL 1-888-325-3989
PASSCODE IS 693 796

**CHALETS
Firelight Meadows Owners Association
2013 BUDGET**

	2013 BUDGET	BUDGET THROUGH APRIL	ACTUAL THROUGH	OVER (UNDER) BUDGET
Ordinary Income/Expense				
Income				
Assessment	370,736.00	185,368.00	185,368.00	0.00
				0.00
Total Income	370,736.00	185,368.00	185,368.00	0.00
Expenses				
Insurance	38,531.00	12,843.67	14,789.75	1,946.08
Common Area Lawn Care	31,243.00			0.00
Landscape Upgrade - new plants flowers trees	5,168.00			0.00
Snow Removal & Shoveling Roads & Entry Ways	66,550.00	44,366.67	47,000.00	2,633.33
Snow and Ice Removal on Rooftops	6,290.00	4,193.33	2,745.00	(1,448.33)
Fireplace Maintenance & Cleaning	6,000.00	2,000.00		(2,000.00)
Administrative and Secretary	3,717.00	1,239.00	728.29	(510.71)
Maintenance & Repair	26,102.00	8,700.67	20,141.43	11,440.76
Property Manager	61,740.00	20,580.00	20,580.00	0.00
Accounting	9,384.00	3,128.00	3,129.84	1.84
Legal	25,200.00	8,400.00	2,826.09	(5,573.91)
Postage & Delivery	13,056.00	4,352.00	48.36	(4,303.64)
Office Expense	1,890.00	630.00	378.06	(251.94)
Taxes	272.00	90.67		(90.67)
Bad Debt Uncollectible	13,600.00	4,533.33	376.27	(4,157.06)
Meeting Expense	680.00	226.67	15.12	(211.55)
PSC - Consultant for Case	2,520.00	840.00		(840.00)
Subtotal Expense	311,943.00	116,124.00	112,758.21	(3,365.79)

\$18,764.00 OF MAINTENANCE AND REPAIR IS FROM THE COMPLETION OF THE NAILING OF SIDING ON THE CHALETS

**CONDOS
Firelight Meadows Owners Association
2013 BUDGET**

	2013 BUDGET	BUDGET THROUGH APRIL	ACTUAL THROUGH	OVER (UNDER) BUDGET
Ordinary Income/Expense				
Income				
Assessment	258,000.00	129,000.00	129,000.00	0.00
Total Income	258,000.00	129,000.00	129,000.00	0.00
Expenses				
Insurance	11,836.00	3,945.33	4,543.27	597.94
Building Utilities	30,000.00	10,000.00	10,451.35	451.35
Common Area Lawn Care	7,811.00			0.00
Landscape Upgrade - new plants flowers trees	3,040.00			0.00
Trash Removal	35,000.00	11,666.67	8,831.24	(2,835.43)
Snow Removal & Shoveling Roads & Entry Ways	22,480.00	14,986.67	15,666.64	679.97
Snow and Ice Removal on Rooftops	3,700.00	2,466.67	1,170.00	(1,296.67)
Cleaning and Common Area	20,000.00	6,666.67	4,185.00	(2,481.67)
Administrative and Secretary	2,183.00	727.67	427.72	(299.95)
Maintenance & Repair	21,280.00	7,093.33	1,506.00	(5,587.33)
Property Manager	36,260.00	12,086.67	12,086.64	(0.03)
Accounting	5,520.00	1,840.00	1,838.16	(1.84)
Legal	14,800.00	4,933.33	1,659.77	(3,273.56)
Postage & Delivery	7,680.00	2,560.00	28.39	(2,531.61)
Office Expense	1,110.00	370.00	222.05	(147.95)
Taxes	160.00	53.33		(53.33)
Bad Debt Uncollectible	8,000.00	2,666.67	220.98	(2,445.69)
Meeting Expense	400.00	133.33	8.88	(124.45)
PSC - Consultant for Case	1,480.00	493.33		(493.33)
Subtotal Expense	232,740.00	82,689.67	62,846.09	(19,843.58)



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Firelight Meadows Manager's Report
BOD Meeting 4/23/2013

Management discussion items for the meeting:

- Chimney update
- Street Signs

Below is the compilation of the weekly reports sharing the specific tasks that have been completed since the last BOD meeting:

- Picked up trash around dumpster areas and Firelight Meadows campus.
- Checked all the "dog waste stations".
- Picked up trash throughout the FLM campus weekly
- Checked all street and landscaping lights throughout campus
- Spoke to a gentleman walking his dog "off-leash" on the FLM campus, individual was compliant and promptly put the dog on a leash.
- Assisted Bling Wireless with a dish install at 156 CLD.
- Picked up trash throughout campus that was pulled out of trash cans by ravens.
- Replaced broken handle on the hose faucet at the back of 367 CLD per homeowner's request.
- Worked on replacing the light bulbs in the hallway fixtures at building D. Fixtures were not operating properly due to the use of the incorrect bulbs.
- Replaced three batteries in emergency light fixtures at building D.
- Unlocked 11-C per homeowner's request for blind installer.
- Worked on window warranty repair list.
- Completed changing all the light bulbs out in building D.
- Changed out 2 ballasts in first floor light fixtures at building D.
- Changed out 2 ballasts in second floor light fixtures at building B.
- Changed out ballasts in light fixtures in building A (on on first floor and two on the second floor).
- Removed dead bugs from light fixture covers at all four condo buildings.
- Contacted Skyline regarding the speed of their busses while on FLM campus. They were asked to adhere to the posted speed limit while on FLM property.
- (3/25/13 @ approx 8:30pm) Responded to several calls regarding "Gas Sensor Alarms" going off after a brief power outage. Approx 18 alarms were manually reset throughout all four condo buildings.
- Repaired loose exterior vertical trim to the right of the front door at 167 CLD.
- Continued to catalog windows in need of warranty replacement at chalets on CLD and building A.
- Met with Montana Service Group to look over interior water damage in the utility room at 5-D.
- Checked the status of the gas supply at 6-C per request of the listing agent.
- Assisted Guy's Glass with window warranty replacement at the following units: 64 SLD, 156 CLD, 148 CLD, 116 CLD, 124 CLD, 74, 82, 94, 106, 98, 106, 98, 58, 62, and 224 CLD.
- Unplugged all ice-melt systems at the condo buildings and chalets.
- Removed mini-fridge left in parking lot of building C.

o: 406.995.7220
f: 406.995.3030

Mailing: PO Box 161242, Big Sky, MT 59716
Shipping: 36 Center Lane Suite 1, Big Sky, MT 59716



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- Turned off all entryway and crawlspace heaters at the condo building.
- Assisted BSC with fire code repairs at 517 CLD.
- Documented interior water damage at 200 CLD as reported by the Homeowner... Damage appears to have occurred as a result of ice-damming on the roof earlier during the winter months.
- Unlocked 11-C per the homeowner's request for an appraiser.
- Unlocked 294 CLD per the homeowner's request.
- HPM staff continued spring trash clean up throughout the FLM campus.
- Inspected cracked upper loft window at 82 CLD. Window was recently replaced for a seal failure by Guy Glass. Guy's Glass was notified and window was once again added to the list for replacement.
- Replaced two ballasts on second floor of building A.
- Replaced one battery in emergency light fixture at the northeast entrance of building B.
- Picked up all extension cords at the chalets for the ice-melt systems and placed in storage.
- Remounted rain gutter down spouts at the backs of the following chalets: 279, 305, 313, and 321 CLD.
- Adjusted "striker plate" on the front door of 17-B per the homeowner's request.
- Hardie Products completed warranty work on building A.
- Inventoried all street signs throughout the FLM campus.

The following units were issues written "notice of violation":

- **365 FLD, (Failure to comply with the FLM parking policy).** Tenants from this chalet were observed parking in the driveway of 373 FLD.
- **170 CLD, (Failure to comply with FLM trash policy).** Trash can was out past day of scheduled service.
- **387 CLD, (Improper window coverings).** Picture of a dog displayed in window at front bedroom.
- **387 CLD, (Unauthorized items stored on common elements).** An old Xmas tree was observed on the rear patio.
- **337 FLD, (Failure to comply with FLM pet policy).** Homeowner's were observed with their dog "off-leash" while on FLM campus.
- **259 CLD, (Unauthorized items stored on common elements).** A milk crate full of dishes and some old linoleum was observed outside the front door.
- **252 CLD, (Failure to comply with FLM trash policy).** Trash can was out on the day before scheduled service.
- **327 CLD, (Failure to comply with FLM trash policy).** Trash can was out on the day before scheduled service.
- **394 CLD, (Failure to comply with FLM trash policy).** Trash can was out on the day before scheduled service.
- **337 CLD, (Failure to comply with FLM trash policy).** Trash can was out on the day before scheduled service.
- **305 FLD, (Unauthorized items on the FLM campus).** Occupants of this chalet were observed with an RV parked in the overflow north of the building.
- **3-D, (Unauthorized items stored on common elements).** An old Xmas tree was observed on the rear patio.

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- **3-D, (Failure to comply with FLM trash policy).** After the previous violation, the occupants of this unit placed the old Xmas tree inside the dumpster enclosure at building D.
- **14-B, (Failure to comply with FLM key policy).** Lockset on the front door does not accept the HOA master.
- **65 SLD, (Failure to comply with FLM trash policy).** Tenants of this unit were observed with an old Xmas tree on their back patio.
- **5-D, (Failure to comply with FLM pet policy).** Homeowner's dog was observed unattended and off leash in the parking lot of building A.
- **9-D, (Failure to comply with FLM pet policy).** Tenants were observed with a large dog (Great Dane) inside their unit and a large amount of dog waste outside to the immediate south.
- **4-B, (Failure to comply with FLM trash policy).** Excessive amount of cigarette butts on grass just off their back patio.
- **20-C, (Failure to comply with FLM pet policy).** Tenants were observed with a large dog (pit-bull) on campus, off leash, and inside their unit.
- **365 FLD, (Failure to comply with FLM trash policy).** Tenants were observed with a small dog on campus, off leash, and inside their unit.

Fines were issues to the following units:

- **215 CLD, (Failure to comply with the FLM parking policy).** Tenants and guests from this unit continue to park in the driveway of 208 CLD.

The follow vehicles were towed from FLM property:

- **Green Toyota Tacoma,** Vehicle was towed for not having a valid FLM parking pass.

The following units received verbal warning regarding FLM rule violations:

- **353 FLD, (Failure to comply with FLM trash policy).** Former tenants from earlier the winter apparently had a dog and left an excessive amount of dog waste in the back yard. The management company was notified; they stated they would get it picked up ASAP.
- **472 CLD, (Failure to comply with the FLM parking policy).** Spoke to the tenants at this unit about parking on the street and on the landscaping at FLM. Tenants were very compliant and quickly moved their vehicle which was parked on the street (and grass) to a designated parking spot.

MADISON RIVER

PROPANE

5658 Kessler Rd Belgrade, MT 59714 · 388-8227 Fax 388-8228

Welcome Firelight Meadows:

Madison River propane has been awarded this 2 years propane contract as of April 01, 2013. From this date forward, Northern Energy Propane will no longer be your propane supplier. For any and all propane service questions or concerns, please contact Madison River Propane **388-8227** or 5658 Kessler Rd. Belgrade, MT 59714.

Madison River propane is a full service propane company, available 24 hours a day 7 day's a week. Office hours are Monday through Friday 8p.m.-5p.m. Saturday 8a.m.-12p.m.

Along with your welcome letter, a credit application is attached. Please complete and return credit application before May 15 2013. Madison River Propane also offers automatic billing to your credit/debit card.

Statements will be mailed on the first of each month, and due by the 15TH of each month.

All of us at Madison River Propane would like to thank you for keeping your money local, by supporting your locally owned propane company.

Sincerely,

Colton Weskamp



Office (406) 388-8227

Fax (406) 388-8228



5658 Kessler Rd Belgrade, MT 59714 (406) 388-8227 Fax (406) 388-8228

CREDIT APPLICATION

Last Name _____ First Name _____
Street Address _____
City _____ State _____ Zip _____
Mailing Address _____
City _____ State _____ Zip _____
Home Phone _____ Cell Phone _____

Social Security Number - - -

Upon Approval of Applicant (s) credit, Applicant (s) hereby Accept to the Following Terms and Conditions:

PAYMENT TERMS, NET 10 DAYS -- DUE AND PAYABLE IN FULL 10 DAYS FROM DATE OF DELIVERY AND /OR SERVICE.

Failure to pay the full account balance within 30 days from date of delivery and/ or service may result in a default and the assessment of LATE CHARGE and /or RE-BILLING CHARGE. The customer agrees to pay all invoices plus applicable taxes 10 days from the date of delivery or service work. In addition to tank rental and propane charges, we may charge our Customers various charges as applicable, including, without limitation, a Regulatory Compliance Charge, a Transportation Fuel Charge, "out of gas" service charge, tank disconnect or pickup in different retail locations. These charges may also vary in amount depending upon the volume of propane purchased, Customer classification, Customer location and ownership of equipment. You may obtain a current schedule of our charges by contacting your local district office. You agree to pay the rates and other charges in effect on the date that propane is delivered or services are rendered. Taxes: The customer agrees to pay all personal property taxes and other taxes, assessments or similar charges that may be levied on any tanks or equipment while in the possession of the customer. Use of Tank: To promote safety and to comply with regulatory codes, the customer will not allow anyone other than the company to supply propane into any tank owned by the company which is leased or loaned to the customer. These terms will be subject to the individual laws of the state from which they were entered into and those laws will supersede any provisions of these terms that may run counter to those statutes.

The Company shall have no obligation to supply, or continue to supply, any propane, tanks, equipment or services to any customer failing to make timely payments in accordance with the Payment Terms or is otherwise in default of any obligation to the Company.

The undersigned authorizes the credit grantor to obtain credit reports for the purpose of evaluation of credit performance in connection with this application. To assure an adequate supply of L. P. Gas, I will allow and be responsible for deliveries of L. P. Gas without signature at the time of delivery. I / We acknowledge that service may be disconnected if payment is not made in accordance with our terms. This authorization and request for delivery remains in effect until revoked by either party in writing.

X

Applicant's Signature

Date _____

Firelight Meadows HOA Legal Report

*For the Meeting of
April 23, 2013*

During the past month, our counsel, Jennifer Farve, has worked on the following issues;

1. Finalizing lawsuit with HLH, LLC regarding payment, cable TV, attorney's fees, and language.
2. Continued dialogue with Angie on Chimney issues.
3. Research on Insurance claim to Farmers that was refused.
4. Research involving streets and driveways in Firelight Meadows as they relate to Gallatin County.
5. Proposed Contract review and revision recommendation.

Jack Eakman