

Minutes of the Annual Owners Meeting

For the Association of Unit Owners of Firelight Meadows

October 29, 2013 5:00 PM, Whitewater Inn

Call to Order

Presiding Officer Garrett Baldensperger called the meeting to order at 5:02 pm.

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

Also in attendance were owners Margaret Chambry of unit D05/50, Patrick Finn of unit B11/155, Catherine Gilb of unit D14/50, Karen Roberts of unit V54/319, Dennis Jeck and Kathleen Kilm of unit V32/302, Linda Koch of unit V108/167, Daniel Lakatos of unit V67/107, Marnie Hamilton of unit A17/85, Ron Seher of unit V17/162, Scott Kinne of unit B12/155, Susan Van Eyll of V90/389, and Travis Wangsgard of V69/354.

Guests were prospective buyer Todd Williamson, Community Partnership Representative for the Wildlife Conservation Society Kris Inman, Accountant Doug Shanley, Attorney Jennifer Farve, and Scott Hammond, Angie Guinn, Mike Harter and Bethany Davies of Hammond Property Management (HPM).

Quorum Report

A quorum was established with 88 votes present by proxy and by those in attendance.

Minutes of Last Annual Meeting

Ron Seher made a motion to accept the 2012 Annual Owners Meeting Minutes as written. Dennis Jeck seconded the motion. All were in favor; none opposed. The motion carried.

Presentation on Bear Safety in Big Sky

Kris Inman, the Community Partnership Representative for the Wildlife Conservation Society was invited by Board member Annette Stone to discuss the importance of having garbage inaccessible to bears. Proper waste management is the most important thing the community can do to reduce bear conflicts. Inman is in support of the Firelight Meadows HOA purchasing and installing a trash compactor.

Financial Report

Accountant Doug Shanley provided the Financial Report (see attachments or view them on the website: www.hpmmontana.com under the *Firelight Meadows HOA* tab, *password is FL1234*). Cash available today is \$619,797 whereas last year at this time, the cash available was \$445,000; so today there is 173,000 more cash in the bank than was available one year ago.

Proposed 2014 Budget

The 2014 proposed Condo Budget will decrease by 3.91%. The Operations expense is proposed to change from \$232,740 in 2013 to \$212,092 in 2014. The Operations expense will decrease, but there will be an increase in the amount of money moved into Reserves to pay for siding and roof replacement in the next 25 to 40 years.

The 2014 proposed Chalet Budget has an increase of 10.91%. The Operations expense is proposed to decrease from \$311,943 in 2013 to \$280,844 in 2014. The proposal is to allow for an increase of money added to the Reserves to account again for siding and roof replacement.

Several questions were asked regarding the Financial Report. Karen Roberts requested a balance sheet or a year by year report of what the reserves will be over the next 25 to 40 years. Sue Van Eyll requested clarification on the two separate Landscaping line items. The Landscape Upgrade under Expenses in the Operating Budget is to be used within the fiscal year and the Landscape Improvements under Reserves are to pay back the loan for landscape improvement projects and can be rolled over from year to year. The reason the Road Replacement Reserve Account changes from \$16,320 to \$0 is because the Board is looking into an RID to have the county take over the cost of road maintenance. The amount of

money in the General Repairs Reserve is proposed to drop from \$3,720 to \$0 because the Board is hoping to cover these costs under Maintenance & Repair under Expenses.

Travis Wangsgard made a motion to approve both the Chalet and the Condo Budgets as proposed. Karen Roberts seconded the motion. All were in favor. None opposed. The motion carried.

Presidents Report

Garrett Baldensperger provided the President's Report where he went over the following topics.

Past Due Water and Sewer Fees – The court ruled the HOA owed West Fork Utilities or HLH, LLC all back due water and sewer fees for a total of \$47,954.04. This was allocated using the same percentages that the PSC has determined the full water and sewer bill that West Fork Utilities supplies to FLM is allocated which is 66.5757% to Chalets and 33.4243% to Condos. HLH, LLC was paid off through December 31, 2012. As of September 31, 2013 FLM has had to call HLH, LLC to ask them how much is owed now and the total is \$5,237.78. Because of this court ordered ruling, owners have expressed their displeasure with paying for other peoples bills and have asked the Board what can be done to change this. In response, the Board has proposed the 15th Amendment.

Chimney Repairs – Destructive discovery has unveiled major issues with all 136 chimneys that were inspected. All but one chimney is repaired. Damage and code violations were not noticed before because until this point the scope of chimney work has never before entailed tearing apart the inside of the chimney to investigate problems.

Roof Leaks – The owners of four units in phase 1 complained of having recurrent roof leaks. At the Board's request, Beehive Builders tore apart the valleys to find holes in the plywood, valleys that weren't flashed properly, as well as extensive damage from snow removal (roof shoveling). To remedy the issue they placed metal half way up the valleys and re-flashed the valleys properly.

Mold – Thirteen Chalets and a couple of condos have mold in the crawl spaces. Four years ago sump pumps were installed to remediate moisture from these units. The Board is looking to use the crawl space budget to remediate some of these issues. They will continue to monitor these crawl spaces with crawl space inspections and re-evaluate the issue each year until the problem is remediated.

Upcoming Projects – Looking ahead, the Board is working on a few projects that will be brought to the entire ownership at FLM for approval:

1. Landscaping upgrade where they will keep within a reasonable budget
2. The possibility of a central trash compactor to save everyone money
3. A road RID (Rural Improvement District) where the county will take over the roads.
4. General exterior upgrades

Property Management Report

Scott Hammond provided the Property Management Report (see attachments or view them on the website:

www.hpmmontana.com under the *Firelight Meadows HOA* tab, *password is FL1234*). Although the responsibility of the property manager has increased by about 40%, HPM has reduced the amount of money spent by the HOA by 15% in taking on three new services in house: by taking over the Snow Removal and Landscaping contracts and by hiring the Communications Coordinator for FLM, Bethany Davies to work for HPM (rather than continue to pay her as a subcontractor).

Landscaping – Scott Hammond discussed the Landscaping Report. The FLM irrigation system is old and has had a history of problems. The HPM landscaping crew has adjusted every one of the 1700 irrigation heads on the FLM campus to bring the irrigation system from what was believed to be working at 65% efficiency to 85% efficiency over the course of the summer. The irrigation system upgrade and the wet summer have made for fewer brown patches. However, weed management in the rock beds has been difficult and they will be working with the Board to find the best way to maintain these.

Ron Seher noticed that many inspection reports for the sale of units at FLM have required a distance of 18 inches between buildings and bushes. HPM will look into whether or not this is a new safety regulation for new home purchases.

Landscaping Master Plan

Kari Gras provided the Landscaping Master Plan (see attachments or view them on the website: www.hpmmontana.com under the *Firelight Meadows HOA* tab, *password is FL1234*). She provided long term master plans that were created by 46°North Landscaping but are owned by FLM (this way the HOA can obtain bids from different landscaping proposals). Four companies provided estimates. Karen Roberts recommended 46°North Landscaping because she has used them in the past, they are reliable and they stand behind their work. Ron Seher asked if any of these landscaping contractors provide free tree replacements. Scott Hammond explained that all four of these contractors generally replace trees and plants for up to one year given there is proper irrigation to the plant.

Travis Wangsgard made a motion to use \$3,140 that is left in the 2013 Landscaping budget plus remove \$5,610 from Reserves to make a deposit to start the landscaping project in the spring of 2014. Karen Roberts seconded the motion. There is discussion. The money that is removed from Reserves will be paid back over time. Each owner will be paying the same exact amount of money for the landscape improvements. ***All were in favor. None opposed. The motion carried.***

Neighborhood Portfolio Report

Kari Gras provided the Neighborhood Portfolio Report (see attachments or view them on the website: www.hpmmontana.com under the *Firelight Meadows HOA* tab, *password is FL1234*). Creating a community feel to the Firelight neighborhood is important to the Board. Educating both owners and renters on the rules and regulations is critical. Rule enforcement is important, but the way renters and owners are confronted on issues is changing. HPM and the Board would like to be more approachable and would like residents of Firelight Meadows to feel welcome, neighborly, and like they belong. Rules will continue to be enforced, but there may be a verbal warning before fines are issued.

If anyone is interested in future garage sales, getting involved with the neighborhood picnics or has any other neighborhood activity ideas, email firelightmeadows@hotmail.com marked as Attention Kari.

Rural Improvement District (RID) – The Board is working with Morison-Maierle to see if Firelight Meadows can be an RID with roads paved and maintained by the RID county (Go to www.m-m.net/gallatin-county-rid-management-support-services/ for more information). In addition to the cost savings and tax incentive involved, the Board is hoping to accomplish the following:

1. Lower and extend the 25 mph speed limit to the intersection of Ousel Falls Road and Spruce Cone Drive
2. Move the existing, solar-powered, “approaching 25 mph speed zone” sign up to the intersection of Ousel Falls and Crown Butte
3. Install a few more 25mph signs along Ousel Falls, including a solar-powered, radar speed limit sign
4. Install two cross walks from the Firelight Meadows campus over to the Ousel Falls trail. One on the Condo side and one near the Chalets.

Legal Report

Attorney Jennifer Farve provided the Legal Report. The Declarations were drafted in a way that favored the developer in terms of his control over the Central Improvement Facilities which include the water, sewer, and cable television. If bills for these Central Improvement Facilities are not paid by an owner within 90 days, the HOA is then billed for the past due assessments. The developer sold these Central Improvement Facilities to HLH, LLC also known as West Fork Utilities. When the association took West Fork Utilities to court, the court found that the association was obligated to pay those past due water and sewer bills. The cable television portion of the contract was ruled to be a contract of adhesion; the utility company cannot force people to buy cable television.

The issue going forward is the future of water sewer fees. The court's decision required the association to pay past due water and sewer dues. The court did acknowledge that the association can amend the Declarations. The court looks at West Fork Utilities as a beneficiary under the Declarations because of the way that Firelight was developed. Therefore, they have been made aware of the proposed amendment and have been given the opportunity to respond. They oppose the amendment.

The individual Firelight Meadows units do not have separate water shut off valves; therefore, a utility company cannot come in to turn off a utility to an individual unit without it affecting the surrounding units. Because of this Firelight Meadows has allowed West Fork Utilities the opportunity to install a locking mechanism to individual units so that an individual unit's water can be shut off for nonpayment. This will put the responsibility of the water and sewer payment in the hands of the individual unit owner rather than the association as a whole.

There is a possibility that the utility rates will increase. In order for this to happen the utility company will have to apply for a rate increase with the Public Service Commission (PSC) and the HOA will have to opportunity to appeal the increase. However, the risk of not passing the 15th Amendment will mean that the association will always continue to pay the past due water and sewer bills of other owners.

Board Composition and Election of Officers

There are two open positions on the Board of Directors. The Declarations allow for a minimum of two Board members with a maximum of eleven. Jack Eackman has resigned and Sam Geppert is running for re-election. The floor was opened for nominations. Full time resident of Big Sky, Chalet owner, Karen Roberts expressed her interest to run for the Board. *Sue Van Eyll made a motion to close the nominations and to elect Karen Roberts and to re-elect Sam Geppert both to serve three year terms on the Board of Directors. Ron Seher seconded the motion. All were in favor. None opposed. The motion carried.*

Old Business

Construction Lawsuit

For the past two years the Board has asked the membership if they would like the HOA to pursue litigation with the developer and original contractors to pay for construction defects. The membership has voted against a lawsuit because of the cost.

Trash Compactor Update

Annette Stone provided the Trash Compactor Update (see attachments or view them on the website: www.hpmmontana.com under the *Firelight Meadows HOA* tab, *password is FL1234*). The entire project can be paid for with Reserves. Then over the course of ten years, the HOA will pay the money back to Reserves at 3% interest.

Catherine Gilb made a motion to accept the trash compactor to fund the project at the meeting rather than wait for 51% of the ownership to respond to the request. Travis Wangsgard and Kari Gras seconded the motion. There was discussion regarding security from poachers, parking spaces lost/gained and the division of the expense. The trash compactor is equipped with a security code system. Two parking spots will be lost near the West Fork Utility building for the placement of the concrete pad but several new spaces will open up in the condominium parking lot where the dumpsters currently reside. The trash compactor will benefit Chalet and Condo owners equally therefore the cost will be divided equally. *All were in favor. None opposed.*

Exterior Upgrade

Garrett Baldensperger provided the Exterior Upgrade Report. The written report by Scott O'Connor reads as follows: "The purpose of the Exterior Improvement Project is to increase the aesthetic value of both the Chalet and Condominium buildings by adding upgraded mountain theme exterior features. Preliminary drawings of the proposed changes are available to view. We appreciate feedback from all owners regarding this project.

Over the next year we hope to obtain bids. We will reduce costs where necessary, without sacrificing quality. In addition, we hope to devise a plan to complete the project in phases over a course of several years to make the project more affordable.”

Garrett Baldensperger asked the membership present whether or not they would support further funding to the research of the project. Roughly three owners at the meeting were in favor and seven owners were opposed to funding the research. Scott O’Connor has invested a lot of time into the project and will continue to research improvement ideas at no cost.

Sue Van Eyll requested painting the garage doors and doors brown rather than red. Baldensperger explained this would have to be done in phases. Several owners voiced that they do not want some doors red and some brown during the transition years of painting. Travis Wangsgard suggested painting the garage doors and doors a lighter color would be more beneficial because it would require less maintenance as it will not oxidize as quickly as the darker colors. The owners agreed that the first step in an exterior upgrade would be to replace the garage doors and doors. But some owners did not want wood doors because of the maintenance involved. Dan Lakatos noted the number of times he has been assessed lately as his reason for not wanting to invest in an upgrade at this time, but he would be interested in improvements made over time.

New Business

Annual Meeting Date Change

Several owners have requested the annual meeting date be changed to a time when more of the membership can attend. The Board would like some suggestions for meeting dates. The fiscal year matches up with the calendar year, so it would be most beneficial to have the annual meeting closer to the end of the year for an accurate financial report. The third week of September works well for many owners. The Board would like to owners requesting the annual meeting date change to email firelightmeadows@hotmail.com with their suggested date change.

Other Issues

The Board will research the capability of a Digital Signature and the possibility of owners participating in the annual meetings by video conference.

West Fork Utilities owns the utilities building and the HOA has no jurisdiction over the maintenance of it. The Board will see if they can get the West Fork Utilities to clean up and make repairs to the exterior of the building.

Adjournment

Sam Geppert made a motion to adjourn at 8:10 pm. Jason Gras seconded the motion. All were in favor. None opposed. The meeting adjourned.

CHALETs						
Firelight Meadows Owners Association						
2013 BUDGET TO ACTUAL AUGUST AND 2014 PROPOSED BUDGET						
				BUDGET	ACTUAL	OVER
				2013	THROUGH	(UNDER)
				BUDGET	THROUGH	BUDGET
					AUGUST	
						2014
						BUDGET
Ordinary Income/Expense						
Income						
	Assessment			370,736.00	278,052.00	278,052.00
						0.00
						0.00
	Total Income			370,736.00	278,052.00	278,052.00
						0.00
						411,180.00
Expenses						
	Insurance 76.5%			38,531.00	28,898.25	29,870.81
						972.56
	Common Area Utility					544.00
	Common Area Lawn Care 80%			31,243.00	20,828.67	20,828.80
						0.13
	Landscape Upgrade			5,168.00	2,584.00	2,446.98
						(137.02)
	Snow Removal & Shoveling Roads & Entry Ways 75%			66,550.00	44,366.67	47,000.00
						2,633.33
	Snow and Ice Removal on Rooftops 63%			6,290.00	4,193.33	2,745.00
						(1,448.33)
	Fireplace Maintenance & Cleaning			6,000.00	4,000.00	
						(4,000.00)
	Administrative and Secretary			3,717.00	2,478.00	1,106.29
						(1,371.71)
	Maintenance & Repair			26,102.00	17,401.33	25,474.63
						8,073.30
	Property Manager			61,740.00	41,160.00	41,916.00
						756.00
	Accounting			9,384.00	6,256.00	6,259.68
						3.68
	Legal			25,200.00	16,800.00	5,034.12
						(11,765.88)
	Postage & Delivery			13,056.00	8,704.00	88.92
						(8,615.08)
	Office Expense			1,890.00	1,260.00	508.75
						(751.25)
	Taxes			272.00	181.33	
						(181.33)
	Bad Debt Uncollectible			13,600.00	9,066.67	376.27
						(8,690.40)
	Meeting Expense			680.00	453.33	15.12
						(438.21)
	PSC - Consultant for Case			2,520.00	1,680.00	
						(1,680.00)
	Subtotal Expense			311,943.00	210,311.58	183,671.37
						(26,640.21)
						280,844.00
	Siding Reserve Account			4,080.00		
						41,003.00
	Landscape Improvements			-		
						2,285.00
	Road Replacement Reserve Account			16,320.00		
						0.00
	Road Maintenance Reserve Account 75%			7,500.00		
						7,500.00
	Insurance Deductible Reserve			3,400.00		
						3,400.00
	General Repairs Reserve			21,373.00		
						0.00
	Roofing Reserve Account			6,120.00		
						76,148.00
	Subtotal Reserves			58,793.00		
						130,336.00
	Total Expenses & Reserves			370,736.00		
						411,180.00
						INCREASE
						10.91%
				YEARLY 2013	2,726.00	
				QUARTERLY 2013	681.50	
						YEARLY 2014
						3,023.38
						QUARTERLY 2014
						755.85

CONDOS						
Firelight Meadows Owners Association						
2013 BUDGET TO ACTUAL AUGUST AND 2014 PROPOSED BUDGET						
		2013	BUDGET	ACTUAL	OVER	PROPOSED
		BUDGET	THROUGH	THROUGH	(UNDER)	2014
			AUGUST		BUDGET	BUDGET
Ordinary Income/Expense						
Income						
	Assessment	258,000.00	193,500.00	193,500.00	0.00	247,920.00
	Total Income	258,000.00	193,500.00	193,500.00	0.00	247,920.00
Expenses						
	Insurance 23.5%	11,836.00	8,877.00	9,175.99	298.99	13,578.00
	Building Utilities	30,000.00	20,000.00	15,687.34	(4,312.66)	24,000.00
	Common Area Utility					320.00
	Common Area Lawn Care 20%	7,811.00	5,207.33	5,207.20	(0.13)	8,600.00
	Landscape Upgrade	3,040.00	1,520.00	999.98	(520.02)	2,980.00
	Trash Removal	35,000.00	23,333.33	22,014.52	(1,318.81)	36,000.00
	Snow Removal & Shoveling Roads & Entry Ways 25%	22,480.00	14,986.67	15,666.64	679.97	20,206.00
	Snow and Ice Removal on Rooftops 37%	3,700.00	2,466.67	1,170.00	(1,296.67)	3,700.00
	Cleaning and Common Area	20,000.00	13,333.33	8,370.00	(4,963.33)	17,000.00
	Administrative and Secretary	2,183.00	1,455.33	649.72	(805.61)	0.00
	Maintenance & Repair	21,280.00	14,186.67	6,617.17	(7,569.50)	25,703.00
	Property Manager	36,260.00	24,173.33	24,617.28	443.95	37,635.00
	Accounting	5,520.00	3,680.00	3,676.32	(3.68)	5,658.00
	Legal	14,800.00	9,866.67	2,956.54	(6,910.13)	6,670.00
	Postage & Delivery	7,680.00	5,120.00	52.23	(5,067.77)	741.00
	Office Expense	1,110.00	740.00	298.81	(441.19)	741.00
	Taxes	160.00	106.67		(106.67)	160.00
	Bad Debt Uncollectible	8,000.00	5,333.33	220.98	(5,112.35)	8,000.00
	Meeting Expense	400.00	266.67	8.88	(257.79)	400.00
	PSC - Consultant for Case	1,480.00	986.67		(986.67)	0.00
	Subtotal Expense	232,740.00	155,639.67	117,389.60	(38,250.07)	212,092.00
	Siding Reserve Account	2,240.00				7,355.00
	Landscape Improvements	-				1,344.00
	Road Replacement Reserve Account	5,600.00				0.00
	General Repairs Reserve	3,720.00				0.00
	Carpet Replacement	5,200.00				7,000.00
	Road Maintenance Reserve Account 25%	2,500.00				2,500.00
	Insurance Deductible Reserve	2,000.00				2,000.00
	Roofing Reserve Account	4,000.00				15,629.00
	Subtotal Reserves	25,260.00				35,828.00
	Total Expenses & Reserves	258,000.00				247,920.00
					DECREASE	3.91%
					YEARLY 2014	3,099.00
					QUARTERLY 2014	774.75

MAINTENANCE AND REPAIR CATEGORY FOR THE BUDGET

VENDOR	MEMO	TOTAL	CHALET	CONDO
UNFORESEEN REPAIRS AND MAINTENANCE EXPENSES				
UNFORSEEN REPAIRS TO BE SHARED EQUALLY BETWEEN ALL 216 UNITS GOING TO MAKE THIS \$6,000 PER MEETING PREVIOUS YEARS NUMBERS		6,000.00	3,780.00	2,220.00
CONDO BUILDING LIGHTS, PROPANE GAS METER, AND FIRE ALARM SYSTEM				
FIRE SUPPRESSION SYSTEMS	FIRE EXTINGUISHER INSPECTION	1,800.00		1,800.00
KENCO	FIRE ALARM SYSTEM MONITORING	1,600.00		1,600.00
PLATT ELECTRIC	BALLASTS AND LAMPS	2,500.00		2,500.00
	CLEAN AND PROTECT HALLS AND STAIRS	4,000.00		4,000.00
SCHEDULED				
ERA TEST LLC	INSPECTION OF ALL UNITS	10,000.00	8,000.00	2,000.00



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Firelight Meadows Manager's Report
2013 Annual Meeting 10/29/2013

Projects Facilitated by HPM:

- Street Signs
- Chimney Repairs
- Hardi Plank Repairs
- Research for BOD Projects
- Painting/Staining

New Services for This Year

- Communications Coordinator Duties
- Landscaping and Snow Removal
- There was a total savings of \$22,546 which is 15% in these budget areas

Landscaping Update

- Irrigation System
- Regular Maintenance
- Weed Control
- Landscaping Improvements

Property Management Services Provided

- Build relationships with board members and owners. We respond to owner questions, comments and concerns, and escalate them to the Board of Directors when needed. We participate in BOD meetings and report activity, concerns, and discuss solutions for maintaining the campus.
- Daily Maintenance of the campus including: cleaning the campus, monitoring heat tape, replacing common element light bulbs and ballasts, assist with satellite dish installs, monitor alarm panels, assist with lock replacements, complete minor maintenance items, and monitor overflow parking.
- Coordinate planned maintenance and inspections including crawl space inspections, chimney cleanings, fire suppression inspections, winterizing and dewinterizing the crawl spaces, and water tests.
- Coordinate window warranty work. The Firelight windows are under warranty to cover seal failures. As we get reports or see windows with failures, we measure the windows, submit the warranty form, and coordinate the install with Guys Glass once the manufacturer approves it.
- Rule Enforcement is monitored daily while on site. HPM enforces the rules listed in the declarations, by laws and rule documents for the HOA.
- Office work including managing the parking pass distribution, overseeing the long term parking lot rental spaces, research as requested by the BOD, communication for rule violations, completing mortgage questionnaires, creating manager's reports for monthly meetings, maintaining the Firelight website, organizing the meetings, completing meeting minutes and newsletter and sending owner communications

Landscaping Master Plan

Ideally, we would implement sections of this Master Plan over a five-year period, obviously Spring to Fall. I would like to discuss the 1st Phase with you this evening, which includes the entrances into the Condo's and Chalet's to give Firelight Meadows some much-needed curb appeal. Not only will it enhance the entrances, but it will also include 2 new simple signs (not budgeted at this time) or a placement for sign once we're ready.

The Phases to follow would address these needs:

- Replacing dead and/or dying plant life throughout campus (now that we have a better handle on our irrigation system) and inserting grass/ sod where the grass has died
 - Replacing the rock beds, including better edging that won't warp & weed matting
 - Placement of landscaping "pods" where needed to enhance certain areas, corners, or back entrance/ point area
 - Overall uniform look of campus, including all open space areas
-
- ✓ Drawings from **46° North** are here and available
 - ✓ The Estimates attached – Landscaping Entrance Proposals – are from 4 companies who responded to this RFP. It was requested that they give a quote to include sod/ grass in the front and what it would cost to tie into the existing irrigation system.
 - ✓ Currently, we have the following available to use in 2013:
 - Chalet - \$1,700
 - Condo - \$1,440
 - Total = \$3,140
 - ✓ FLM needs to put down 25% to reserve Landscaping Company for 2014 = \$8,750
 - ✓ Use 2014 Budget amount as additional \$8,050
 - ✓ Remaining \$18,200 can be pulled from Reserves and paid back over 10 years

Timetable:

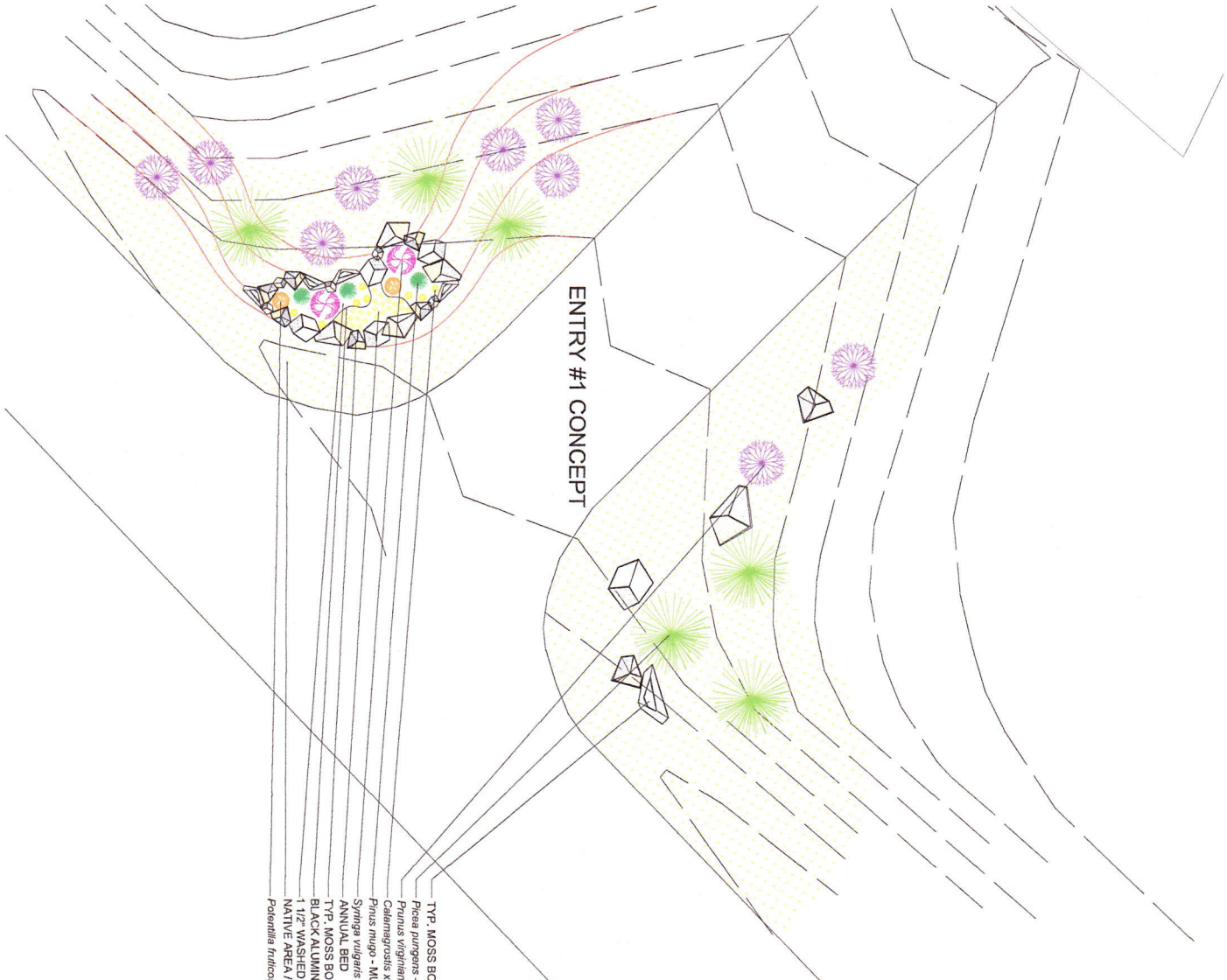
December 2013 – Make deposit to "chosen" landscaping company

Spring 2014 – Landscaping Company begins entrances

Fall 2014 – Entrance project completed

October Annual Meeting – Decide on what is needed next

I would like to make a motion that we use what's left in our 2013 Landscaping budget \$3,140, plus \$5,610 from Reserves = \$8,750 as a deposit so the "chosen" landscaping company can begin work as soon as possible in spring 2014.



ENTRY #1 CONCEPT

- TPY. MOSS BOULDER 2000-4000# (S)
- Prunus virginiana - COL. CANADIAN RED CHOCOCHEERRY
- Callernagrostis x acedra - FEATHERED REED GRASS
- Prunus nigra - MUGO PINE
- Syringa vulgaris - COMMON LILAC
- ANNUAL BED
- TPY. MOSS BOULDER 600-2000#
- BLACK ALUMINUM EDGING
- 1-1/2" WASHED ROCK
- NATIVE AREA / SOD
- Potentilla fruticosa - JACKMAN POTENTILLA

FIRELIGHT ENTRY #1 PLANT SCHEDULE

CONIFEROUS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
3		<i>Prunus nigra</i>	MUGO PINE	5 GAL.
6		<i>Prunus nigra</i>	COL. CANADIAN RED CHOCOCHEERRY	8-10' B&B

DECIDUOUS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
9		<i>Prunus virginiana 'varieda rot'</i>	CANADA RED CHOCOCHEERRY	2-3/8" OAL.

SHRUB

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
2		<i>Prunella fruticosa</i>	JACKMAN POTENTILLA	5 GAL.
8		<i>Callernagrostis x acedra</i>	FEATHERED REED GRASS	1 GAL.
2		<i>Syringa vulgaris</i>	COMMON LILAC	5 GAL.

NOTES:

PROPOSED CONTOURS ARE RED. ALL GRADE CONTOURS ARE NOT EXACT AND ARE FOR CONCEPTUAL PURPOSES ONLY.
 LANDSCAPER IS TO WARRANT PLANT MATERIAL FOR 1 YEAR IF IRRIGATED WITH A DRIP IRRIGATION SYSTEM.
 ALL TREES AND SHRUBS ARE TO HAVE PERMANENT DRIP IRRIGATION.
 ALL NATIVE SEED AREAS ARE TO HAVE TEMPORARY IRRIGATION TO HELP ESTABLISH SEED.

SHEET NUMBER:
ENTRY #1 CONCEPT
5/8

DATE: 7/24/2013
REVISION: N/A

SCALE:

46 north
landscape & design

JOB NUMBER:
OR
DRAWN BY:
CLAY COYNE

P.O. BOX 11705 BOZEMAN MONTANA 59719
406.250.2488 406.579.4687
C:\COURT\NORTH\LANDSCAPE\DESIGN\59719\11705\59719.DWG
October 29, 2013

PROJECT:
FIRELIGHT CONDOS
BIG SKY, MONTANA 59716

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FIRELIGHT "ENTRY #1" PLANT SCHEDULE

CONIFEROUS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
3	●	<i>Pinus mugo</i>	MUGO PINE	5 GAL.
6	●	<i>Pinus purgens</i>	COLORADO SPRUCE	8-17 B&B

DECIDUOUS

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
9	●	<i>Prunus virginiana 'variana nrf'</i>	CANADA RED CHOKECHERRY	2-2.5" CAL.

SHRUB

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
2	●	<i>Potentilla fruticosa</i>	JACKMAN POTENTILLA	5 GAL.
8	●	<i>Callitriche x acutiflora</i>	FEATHERED REED GRASS	1 GAL.
2	●	<i>Syringa vulgaris</i>	COMMON LILAC	5 GAL.

NOTES:

PROPOSED CONTOURS ARE RED. ALL GRADE CONTOURS ARE NOT EXACT AND ARE FOR CONCEPTUAL PURPOSES ONLY.
 LANDSCAPER IS TO WARRANTY PLANT MATERIAL FOR 1 YEAR IF IRRIGATED WITH A DRIP IRRIGATION SYSTEM.
 ALL TREES AND SHRUBS ARE TO HAVE PERMANENT DRIP IRRIGATION.
 ALL NATIVE SEED AREAS ARE TO HAVE TEMPORARY IRRIGATION TO HELP ESTABLISH SEED.

ENTRY #2 CONCEPT

- Picea purgens* - COLORADO SPRUCE
- TYP. MOSS BOULDER 2000-4000# (5)
- Prunus virginiana* - CANADA-RED CHOKECHERRY
- Ribes alpinum* - ALPINE CURRANT
- Pinus mugo* - MUGO PINE
- Syringa vulgaris* - COMMON LILAC
- Callitriche x acutiflora* - FEATHERED REED GRASS
- ANNUAL BED
- TYP. MOSS BOULDER 600-2000#
- BLACK ALUMINUM EDGING
- 1 1/2" WASHED ROCK
- NATIVE AREA / SOD



SHEET NUMBER:
ENTRY #2 CONCEPT
6/8

DATE: 7/16/2013
REVISION: N/A

46 north
landscape & design

JOB NUMBER: 098
DRAWN BY: CLAY CHICK

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OCTOBER 29, 2013

PROJECT:
FIRELIGHT CONDOS
BIG SKY, MONTANA 59716

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Neighborhood Portfolio

While we continually try to improve Firelight Meadows for all, our main focus over the years has been the owners. We would like to switch gears a little bit and try to make Firelight a better place for our renters to live as well. There are some long-time locals who are calling Firelight their “homes” and I would like to take this opportunity to welcome them and the short-term renters as well.

With that being said, we won't be more lenient on the rules, so please be sure your renters know the rules and regulations. If need be I would be happy to email them to you so you can send them to your renters or make them part of your lease and have them sign off that they have read them.

- Garage Sale – 1st organized garage sale was from July 12-14th
 - We had about 6 Chalets that participated
 - If we do this again next year, I need to have better communication from owners so we can advertise more

- Party in the Park – 2nd annual
 - Over Labor Day weekend, there were about 8 people from the Chalets and 2 people from the apartments, plus my 2 dogs.

- Playground area enhancements? – would like to get a feel from owners with kids or grandkids on the adequate use of the playground. More/ less/ adequate?

- Rural Improvement District (RID) - is a legal taxing authority through which a subdivision can raise funds for on-going maintenance and improvements. Gallatin county is responsible for the planning, management, and maintenance of the RID infrastructure and administration of the RID's funds. Morison-Maierle is contracted through Gallatin County for their maintenance abilities.
 - Firelight Meadows is attempting to create our own RID in order to have the maintenance/ resurfacing of our roads & parking areas covered by the RID.
 - In order to do this, we have to “dedicate these areas to public use”
 - On October 22nd, I attended a meeting with Town Center employees and the RID representative for the Big Sky area, Jack Schunke. We proposed the following updates/ changes for the Firelight area:
 - ✓ Lowering & extending the 25mph speed limit to the intersection of Ousel Falls Road and Spruce Cone Drive
 - ✓ Move the existing, solar-powered, “approaching 25mph speed zone” sign up to the intersection of Ousel Falls and Crown Butte
 - ✓ Install a few more 25mph signs along Ousel Falls, including a solar-powered, radar speed limit sign
 - ✓ Most importantly, they will be installing 2 cross walks from the Firelight Campus over to the Ousel Falls trail. 1 on the Condo side & 1 by the Chalets.
(I'll pass around 2 maps that show what we discussed)
 - We expect these updates/ changes to take place by July 2014

I'm always open to hearing your suggestions, email me anytime: firelightmeadows@hotmail.com

Trash Compactor Cost Analysis for Firelight Meadows 216 Condos

Initial Capital Expense Amortized over 10 Years:

2 Marathon RJ88HT/24 cu yd Self Contained Trash Compactor	\$56,000.00
Site Development for Trash Compactor	\$15,000.00
Concrete Pad, 3 Phase Power & Tie-in to Compactor	
Fencing for site area (no quote available will use \$5,000)	\$5,000.00
3% Interest charged and returned to reserves	\$12,540.00
	<u>\$88,540.00</u>

Weekly Assessment: \$.79

Annual costs related to Self Contained Trash Compactor:

Preventative Maintenance Contract (two site visits per year)	\$1,400.00
Electrical Costs	\$200.00
Trash Haul from Republic Services	\$11,000.00
Additional allowance for Yearly Operational Cost	\$2,000.00
	<u>\$14,600.00</u>

Weekly Cost: \$1.30

TRASH COMPACTOR BENEFITS:

- ⇒ **Environmentally Responsible:** Fewer trash hauls down the canyon by Republic Services.
- ⇒ **Safer Community Grounds:** Eliminate Bear, Wildlife & Rodents from Rummaging Dumpsters. We Care, Fed Bear...Dead Bear!
- ⇒ **Secure from Unwanted Dumping & Dumpster Poachers:** Entire Firelight community participates in trash removal.
- ⇒ **Odor Free:** Ozone generator eliminates odor/bacteria.
- ⇒ **Aesthetically Pleasing:** Unsightly Condo dumpsters will be gone. All Chalet garbage issues will be resolved.

⇒ SIGNIFICANT COST SAVINGS

Weekly Cost For Proposed Trash Compactor Service: \$2.09
 2014 Weekly Assessment for Condos : \$8.65
 2013 Weekly Cost Non-Bear Proof Container Chalets \$10.02
 ---Push from BEAR AWARE to have bear proof containers, Weekly cost \$12.70

Annual Cost Savings per Condo: \$341.12

Annual Cost Saving per Chalet: \$412.36 to \$551.72