

Minutes of Board of Directors Meeting

For the Association of Unit Owners of Firelight Meadows

October 29, 2013

Call to Order

Presiding Officer Garrett Baldensperger called the meeting to order at 8:22 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). Invited guests were Accountant Doug Shanley as well as Scott Hammond, Angie Guinn, Mike Harter and Bethany Davies of Hammond Property Management (HPM).

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

Minutes of the last Meeting

Geppert made a motion to approve the minutes of the September 10, 2013 meeting. Wilson seconded the motion. All were in favor. None opposed. The motion carried.

Schedule Next BOD Meeting

The next BOD meeting was scheduled for 6:00 pm on December 10th at HPM.

Property Management Report

Baldensperger would like the doors and windows caulked beginning early next spring, focusing specifically on west facing and south facing doors and windows that receive the most expansion and cracking. He would also like HPM to occasionally climb onto the roof and look for things that need to be flushed out of the gutters and roofs. Baldensperger asked Hammond if this would be a part of the current management contract. Hammond will evaluate the needs to determine the best plan moving forward.

This year the Chalet crawlspaces categorized as yellow and red were inspected. The plan is to inspect one quarter of all the green units each year. Then, during the spring of year, HPM will do a quick cursory inspection of half of the units; so that each unit will be looked at every two years. Condo units will be inspected every year.

Landscaping Portfolio

Weeding needs to be taken care of early in the spring before weeds become a problem.

Neighborhood Portfolio

Gras will contact owners that have not paid dues to the Association or to West Fork Utilities and request payment. She will attempt to work out payment plans. Owners that are unwilling to negotiate will have a lien placed on their property.

Image Study

Some owners at the Annual meeting were in support of the door installation first and of making upgrades in phases. Some like the idea of windows up high, perhaps directional and tinted in the garage so that light can come in. O'Connor will look at the pricing of a few different styles of doors of differing materials.

Communications from Owners

An owner has refused to pay the new membership dues and now has a lien on his home.

New Business

Gras will look into new flag ideas for the third flag on the FLM campus.

Wilson will research a video conference system for future annual meetings. He will also research the capability of a digital signature.

Gras thanks HPM for all that they do; she knows that sometimes it is not always that easy. She also thanks the rest of the Board and she has enjoyed working with everyone.

Adjournment

The meeting adjourned at 9:00 pm.