

Minutes of Board of Directors Meeting

For the Association of Unit Owners of Firelight Meadows

September 19, 2014

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, Karen Roberts of unit V54/319, Annette Stone of unit B12/155, Kari Gras of units V19/184, A1/85 and B1/155, Curt Wilson of unit B2/155, Sam Geppert of unit C1/120, and Scott O'Connor of unit V60/251. Newly elected 2015 Board members Catherine Gilb of unit D14/50, Laura Gregory of unit D9/50 attended. Steve Cherne of unit V73/308 and Karla Yeager of unit B9/155 were also present.

Guests were Accountant Doug Shanley, and Scott Hammond, Mike Harter and Bethany Davies of Hammond Property Management (HPM).

Minutes of the last Meeting

Sam Geppert made a motion to approve the minutes of the September 10, 2013 meeting. Curt 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 November 18, 2014 at HPM.

Annual Meeting Review

Karla Yeager of unit B9 submitted a proposal to install a vent in her condo bathroom. Sam Geppert made a motion to approve any condo bathroom vent installation as long as it matches the proposal submitted by Karla Yeager. Curt Wilson seconded the motion. All were in favor. None opposed. The motion carried. Owners wishing to install bathroom vents in their condominium bathrooms should work with Mike Harter and submit their proposals to the Board.

The Board discussed the Association's insurance requirements regarding the pressure valve failure affecting units V17/162 and V18/170. The Board decided to submit the claim to the HOA insurance.

New Business

A Montessori school was proposed for unit CB; the land was designated for a child care center. The property is a part of the condominium but is not a part of the common elements. The buyer intends to build a school plus two to three living units. Karen Roberts made a motion that the FLM HOA will not object to the purchase of the land of unit CB for the purpose of a Montessori school in addition to two to three housing units, with the condition that the Association will not take on any expenses related to and will in no way have any responsibility for the sewer connection, water connection, paving or plowing of the parking or road, etc. including approval of architectural plans, landscape plat, and the location of the parking lot. Garrett Baldensperger seconded. All were in favor; none opposed. The motion carried.

Fannie Mae requires insurance coverage for Building Ordinance and Law Endorsement for all new mortgages. Fannie Mae purchases many of the mortgages but will not purchase a mortgage without this insurance. Potential buyers and current owners interested in refinancing could be turned away from mortgage lenders. A \$2,000 increase was negotiated with the insurance company to include the Building Ordinance and Law Endorsement. Scott O'Connor made a motion to approve the \$2,000 insurance increase to cover the building ordinance or law endorsement. Sam Geppert seconded the motion. All were in favor; none opposed. The motion carried.

The Board approved a letter to be sent with a list of the owners opposed to the RID to Jack Schunke listing the written objections that have been submitted and explaining the communications that have been distributed to owners over the past six weeks.

Scott Hammond announced that HPM is now renting the space in the administrative building owned by Westfork Utilities.

HPM asked the Board for their thoughts on making the pathway behind the administrative building into a road only accessible by HPM personnel. The Board discussed the possibility of owners poaching the road and was unsure if the owner of that property would allow it.

Schedule the Next Board Meeting

The next Board meeting is scheduled for 6:00 pm on Tuesday, November 18th at HPM.

Adjournment

Scott O'Connor made a motion to adjourn at 9:15 pm. Curt Wilson seconded the motion. All were in favor; none opposed. The meeting adjourned.