

Minutes of Board of Directors Meeting

For the Association of Unit Owners of Firelight Meadows

August 19, 2014

Call to Order

Presiding Officer Garrett Baldensperger called the meeting to order at 5:30 pm.

Directors in attendance were Garrett Baldensperger of unit V95/433, Kari Gras of units V19/184, A1/85 & B1/155, Curt Wilson of unit B2/155, Sam Geppert of unit C1/120, Karen Roberts of unit V54/319, Scott O'Connor of unit V60/251, and Annette Stone of unit B12/155 (via WebEx). Owners in attendance were Chris Moon of unit V103/495, Richard Schwalbe of unit B07/155, Jim Dolan of unit C10/120 (via WebEx), Pride Fisher of unit V14/140 (via WebEx), and Scott Palmer of unit V088/373 (via WebEx). Invited guests were Jack Schunke of Morrison-Maierle, Accountant Doug Shanley (via WebEx) as well as Scott Hammond, Mike Harter, Michelle Everett, Tom Davis and Bethany Davies of Hammond Property Management (HPM).

(Hereafter all will be identified in the minutes by their last names.)

Minutes of the last Meeting

Roberts requested changes to the Minutes. Roberts made a motion to approve the minutes of the July 8, 2014 meeting as amended. O'Connor seconded the motion. All were in favor. None opposed. The motion carried.

RID Proposal Discussion

Roberts introduced Jack Schunke an Engineer with Morrison-Maierle to discuss his observations on the road at Firelight, the process of creating an RID, the difference between a Bond RID and a Maintenance RID. (RID = Road Improvement District)

The Project

Schunke recommended a long range fix that will last much longer than simply repaving the road. The biggest issue is the drainage due to inverted crown which causes all the water to drain into the center of the road. Typically when an inverted crown is paved, it is paved with the seam on the center line which shortens the life of the road. To create a long term fix to this problem would be to do repair work on the valley and then overlay all of the roads and parking lots. This is suggested so that there is not a joint at the seam and it adds some strength. This work would include a ten foot transition of milled asphalt into the driveways. There will also be some minor drainage work.

Bond RID

If approved the neighborhood would start off with a Bond RID that would pay for the initial road work. A Bond RID is a funding mechanism to finance a project through a county bond sale. The bond is paid back through an assessment that is incorporated into the property taxes of the homeowners benefitted by the RID. In some cases, it is also a tax deductible item. The assessment (tax) is attached to each property and individual homeowners can pay off the total amount at any time or they can pay for it in annual installments over the 20-year life of the bond. As properties are sold, the tax is passed on to the next buyer if the seller chooses not to pay the total amount up front.

Maintenance RID

The law requires a Maintenance RID to be established whenever a Bond RID has been created. The bondholders want to ensure that the project paid for by the bond will be maintained. The sole purpose is to maintain the road; the scope of work is established when the Maintenance RID is created. The Maintenance RID runs with the land and continues even after the Bond RID has been paid back. The Maintenance RID will also come out of the taxes of the homeowners benefitting from the improved roads; however it will be listed separately on the tax documents.

RID Process

The county commissioners create the RID and they want to make sure that they have good support with a majority of the ownership in favor of an RID. Then a bond attorney in conjunction with Morrison – Maierle will write a resolution of intent to create the RID (all of this cost will come out of the original RID budget). A notice will then be posted in the paper informing the public that the county commission will review the proposal to create an RID and will consider

passing a resolution of intention to create an RID (this can take 2 weeks). The important thing is that the budget is established. Once the budget is established and approved it cannot be increased; this is for the protection of the homeowners. If the resolution passes, then a letter will be sent out to all affected notifying them of a public hearing to consider passing a resolution to create the RID allowing the owner 30 days to protest the RID (this can take 5 – 6 weeks). At this point the RID is created or officially denied. When the RID is created, Morrison-Maierle will go through the specific design of the project, put it out to bid, and at this point the actual cost may end up under the budgeted amount. If the final amount is less than the budgeted amount, then the assessments will be less than originally planned. Again, if the total comes out to more than was originally budgeted then the entire process must start all over again.

Bond and Maintenance Payment

The bond is budgeted using a 5.5% interest rate and a 20-year payback period. The payment on the bond RID based on a \$650,000 budget is about \$251 per year. If paid off up front, it is roughly a \$3,000 one-time payment. Additionally, an owner may pay the \$251 per year for a certain number of years, and then pay off the remainder any time before the 20-year final payment is due. The maintenance RID assessment is budgeted at \$92 per year with an estimated 5% increase each year.

The following are some answers to questions from the Board and owners present:

- Morrison – Maierle will be the managers of the road maintenance and they work with the homeowners' board of directors to keep the maintenance within the confines of the originally established scope of work.
- Snow removal can be included in the RID.
- The county has a strong revolving fund. If there is an owner that does not pay this tax, the county will pull money out of the revolving fund to pay for the taxes so it will not come out of the pockets of the other homeowners. Since it is paid for as a tax, the other homeowners in the district are not responsible for the assessments of non-paying property owners; any non-paying property owner will be penalized in the same the same manner as for any other non-payment of taxes.
- Typically at the point of original construction, the road would have been constructed in the normal crown design with drainage on both sides of the road. At this point though, to tear apart the road and rebuild it in this manner would be too costly.
- The FLM Governing Documents require that all units pay an equal amount towards the maintenance of common elements. As such, all unit owners will pay an amount on these proposed RIDs.
- The utility company located on the Firelight campus will benefit from the RID, so it may be assessed. Any property owner who benefits from the RID may be assessed; who is assessed is not governed by the homeowners association. A RID is not governed by the HOA governing documents because it is governed by the state and county governments.
- Morrison – Maierle will collect the bids for the work, hire the contractors and oversee the work – they will manage the entire project and advise the board on the recommended course of action. The board, however, may accept or reject these recommendations. The county allows Morrison – Maierle to charge a total of 11% of the construction costs as their administrative fee.
- Morrison – Maierle can effectively obtain lower bids than a homeowners association can obtain because they can get volume discounts by combining several RIDs together with one bid and because they normally pay contractors faster than many HOAs. As such, the county has more control and influence over the contractors chosen than the HOA would if it were doing the bidding and contracting the work itself.

Schunke wanted to make sure that owners understand the pros and cons associated with the RID and owners with questions should contact the Board. He recommended the Board get responses by August 27th so that they can get started with the RID process.

Financial Report

Accountant Doug Shanley provided the Financial Report (see attachments). Three owners were two or more quarters past due, Gras and O'Connor will reach out to these owners to receive payment.

Proposed 2015 Budget

Roberts provided the proposed 2015 Budget. The only numbers that changed significantly from the July 31st budget meeting were those relating to maintenance and repairs. There were several maintenance and repairs projects that would need to be completed and budgeted for in the coming year since 2014 maintenance and repair funds are almost depleted. Some of the projects that need to be completed in 2014 that were not budgeted in 2014 include the carpet replacement in

Condo buildings A and B and the painting of chalet vents and condo fascia. The re-staining of 21 log decks on the Condo's, the replacement of a log on unit 8A and the cleaning of the dryer vents in both the Condo's and the Chalets are items that need to be delayed until 2015. The carpets are currently being replaced and are the main reason for the current Condo deficit of \$11,011.04. Currently only \$6,000 is going towards maintenance and repairs and it should be more like \$15,000. As the buildings age, repair and maintenance costs will only increase. The board thoroughly went through the spreadsheets Roberts presented and decided what projects were most pressing in 2015. It was suggested that HPM develop a painting and staining schedule that would place painting and staining on a rotation over several years.

The final proposed 2015 budget for Chalets will increase 4.46% to \$3,158.33 per owner per year or \$789.58 per owner per quarter. The final proposed 2015 budget for Condos will increase 4.10% to \$3,225.01 per owner per year or \$805.50 per owner per quarter.

Schedule Next BOD Meeting

The next BOD meeting will follow the annual meeting on Friday, September 19, 2014 at the Whitewater Inn.

Property Management Report

Harter provided the Property Management Report (see attachments). The trash compactor will ship out from the manufacturer in Phoenix in mid-September. Beehive Builders is preparing a quote for the fencing. The pad is already in place.

Landscaping Portfolio

Gras Presented the Landscaping Portfolio. The entrance landscaping is complete. It is estimated to cost from \$2,500 to \$4,000 per additional landscaping pod; \$7,000 has been budgeted to Landscaping for next summer

Neighborhood Portfolio

Gras presented the Neighborhood Portfolio. She has contacted Big Sky Community Corporation (BSCC) to inquire about a better walk way on the back side of the campus.

Legal Report

Baldensperger discussed the Legal Report. The HOA will be going to mediation with Richard Schwalbe because he has not paid his initial assessment on the purchase of his unit and because he has contested the fee.

Aesthetic Improvement Portfolio

O'Connor presented the Aesthetic Improvements Portfolio. Baldensperger looked at the garage doors at different companies in town and was most impressed with Midland through Door Tech. O'Connor made a motion to table the garage door and front door improvement project until the association is in a better financial situation to make the improvements. Baldensperger seconded the motion. All were in favor; none oppose. The Aesthetic Improvement project has been tabled.

Old Business

Trash Compactor

Annette Stone discussed updates to the trash compactor. There was concern that if access is limited to a key card there will be a larger problem of garbage being set outside of the compactor area. The Board decided not to pursue a key card security system at this time.

New Business

O'Connor and Baldensperger both have Board terms that are set to expire at the end of this year; neither will be running for re-election.

Communications

The Board discussed the communications from unit owners.

Executive Session

An executive session followed the public board meeting. Curt Wilson, Sam Geppert, Kari Gras, Scott O'Connor, Garrett Baldensperger, and Karen Roberts attended in person. Annette Stone attended via WebEx.

Adjournment

The meeting adjourned at 8:39 pm.

Douglas N. Shanley, CPA PC

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7/31/2014

TO: BOARD OF DIRECTORS

FIRELIGHT MEADOWS HOME OWNERS ASSOCIATION

	7/31/2014	6/30/2014
CHECKING ACCOUNT BALANCE	\$378,278	\$301,662
MONEY MARKET AMERICAN BANK	\$220,454	\$220,427
CD AT BIG SKY WESTERN BANK	\$131,610	\$131,610
CD AT 1ST SECURITY BANK	\$75,685	\$75,685
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TOTAL CASH AVAILABLE	\$806,027	\$729,383

ACCOUNTS RECEIVABLE	\$72,158	\$19,024
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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

V04	CRAIG SWICK	\$0	\$2,199
V15	CRAIG SWICK	\$0	\$2,199
V125	BRIAN BALL	\$1,726	\$755
V81	JEFF MORGAN	\$1,951	\$855
V83	KRIS TINNIN	\$2,036	\$1,055
	TOTAL OF ABOVE UNITS	\$5,713	\$7,063

BAD DEBT PREVIOUSLY WRITTEN OFF COLLECTED IN 2014 BY CBO, OUR COLLECTION AGENCY	\$2,324	\$1,717
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PARKING INCOME TOTAL THIS YEAR	\$1,990	\$1,840
FINES ASSESSED IN 2014	\$700	\$700
FINES RECEIVED IN 2014	\$400	\$400

NEW MEMBERSHIP DUES FOR 2014 V51 BOISEN AND ANTON	\$4,200	\$3,600
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OWNERS GETTING ASSESSED THE \$50 PER QUARTER POSTAGE SURCHARGE	\$550	\$400
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CONDOS						
Firelight Meadows Owners Association						
2014 BUDGET TO ACTUAL						
		2014	BUDGET	ACTUAL	OVER	PROPOSED
		BUDGET	THROUGH	THROUGH	(UNDER)	2015
			JULY	JULY	BUDGET	BUDGET
Ordinary Income/Expense						
Income						
	Dues Assessed	247,920	185,940	185,940	0	245,461
	Dues Collected			165,654		
	Total Income	247,920	185,940	185,940	0	245,461
Expenses						
	Insurance 23.5%	13,578	7,921	7,414	(507)	14,256
	Building Utilities	24,000	14,000	13,780	(220)	26,400
	Common Area Utility	320	187		(187)	0
	Common Area Lawn Care 30%	8,600	4,300	4,305	5	12,916
	Landscape Upgrade & Weed & Feed 30%	2,980	1,490		(1,490)	2,898
	Trash Compactor Maintenance & Trash Removal	36,000	21,000	20,641	(359)	5,439
	Snow Removal & Shoveling Roads & Entry Ways 37%	20,206	13,471	13,471	0	34,392
	Snow and Ice Removal on Rooftops 37%	3,700	2,467	1,793	(674)	3,700
	Cleaning and Common Area	17,000	9,917	8,218	(1,699)	17,850
	Maintenance & Repair	25,703	14,993	6,778	(8,216)	26,988
	Property Manager	37,635	21,954	22,039	85	39,140
	Accounting	5,658	3,301	3,297	(3)	5,878
	Legal	6,670	3,891	1,050	(2,841)	3,330
	Postage & Delivery	741	432	49	(383)	0
	Office Expense	741	432	121	(312)	555
	Taxes	160	93	144	50	160
	Bad Debt Uncollectible	8,000	4,667	857	(3,810)	2,000
	Meeting Expense	400	233		(233)	629
	Subtotal Expense	212,092	124,748	103,955	(20,792)	196,531
	Roofing & Siding Reserve Account	7,355				30,000
	Landscape Improvements year 2 of 10	1,344		9,098		1,344
	Trash Compactor repayment year 1 of 10	0				2,886
	General Repairs Reserve	0				0
	Carpet Replacement	7,000				7,000
	General Repairs Reserve	7,000				2,000
	Road Maintenance Reserve Account 25%	2,500				3,700
	Insurance Deductible Reserve	2,000				2,000
	Legal and PSC reserve					0
	Roofing Reserve Account	15,629				0
	Subtotal Reserves	42,828				48,930
	Total Expenses & Reserves	254,920				245,461
				80 units per year		3,068.26
				80 units per quarter		767.07
					2,013	774.75
					decrease	-0.99%

CHALETS						
Firelight Meadows Owners Association						
2014 BUDGET TO ACTUAL						
			BUDGET	ACTUAL	OVER	PROPOSED
		2014	THROUGH	THROUGH	(UNDER)	2015
		BUDGET	JULY		BUDGET	BUDGET
Ordinary Income/Expense						
Income						
	Dues Assessed	411,180	308,385	308,387	2	425,023
	Dues Collected			278,174		
					0	0
	Total Income	411,180	308,385	308,387	2	425,023
Expenses						
	Insurance 76.5%	44,205	25,786	24,134	(1,652)	46,415
	Common Area Utility	544	317		(317)	0
	Common Area Lawn Care 70%	34,400	17,200	17,222	22	30,138
	Landscape Upgrade & Weed & Feed 70%	5,070	2,535		(2,535)	6,762
	Trash Compactor Maintenance & Trash Removal	0	0		0	9,261
	Snow Removal & Shoveling Roads & Entry Ways 63%	60,620	40,413	40,413	(0)	58,558
	Snow and Ice Removal on Rooftops 63%	6,300	4,200	5,009	809	6,300
	Fireplace Maintenance & Cleaning	6,000			0	8,000
	Maintenance & Repair	21,697	12,657	8,637	(4,020)	22,782
	Property Manager	63,978	37,321	37,338	18	66,537
	Accounting	9,619	5,611	5,614	3	10,009
	Legal	11,339	6,614	1,787	(4,827)	5,670
	Postage & Delivery	1,260	735	84	(651)	0
	Office Expense	1,260	735	212	(524)	946
	Taxes	272	159	244	86	275
	Bad Debt Uncollectible	13,600	7,933	1,459	(6,475)	4,500
	Meeting Expense	680	397		(397)	1,071
	Subtotal Expense	280,844	162,613	142,152	(20,461)	277,224
	Roofing & Siding Reserve Account	41,003				127,500
	Landscape Improvements year 2 of 10	2,285		15,492		2,285
	Trash Compactor repayment year 1 of 10	0				4,914
	Road Maintenance Reserve Account 75%	7,500				6,300
	Insurance Deductible Reserve	3,400				3,400
	Legal and PSC reserve	0				0
	General Repairs Reserve	0				3,400
	Roofing Reserve Account	76,148				0
	Subtotal Reserves	130,336				147,799
	Total Expenses & Reserves	411,180				425,023
				136 units per year		3,125.17
				136 units per quarter		781.29
					2,013	755.85
					increase	3.37%



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Firelight Meadows Manager's Report
July 2014-August 2014

- Picked up trash throughout campus as needed
- Filled dog waste stations as needed
- Checked all exterior lights and replaced bulbs throughout campus
- Mowed and trimmed throughout campus weekly

- Removed and disposed of old archery targets left inside the trash enclosure at building B.
- Finalized list of decks at the condo buildings in need of re-staining and presented to BHB to obtain bid for the work.
- Foley Property Maintenance reinstalled the speed limit sign on FLD that was knocked down by a drunk driver last October.
- Assisted HO of 200 CLD with reprogramming the key pad combo for the garage door.
- Relocated the irrigation clock at the WFU building to the exterior for easier access.
- Precision Lawn Care applied application of "weed and feed" to all the lawns throughout campus.
- Placed irrigation drip lines around the base of trees at the south end of the FLM storage yard.
- Adjusted run times for the irrigation system at the condo buildings.
- Turned on the exterior hose faucets at 4-A and 10-A per the homeowner's request.
- Replaced light fixture ballasts at the following buildings: A, C, and D.
- Cleaned up trash inside the trash enclosures at the condo buildings.
- Emailed copies of all lists of window with seal failures produced by HPM to the manufacture (Alside) per their request.
- Met with 46 North to look over irrigation and main entrances at FLM.
- Re-plumbed the water supply for the irrigation system at the WFU building.
- Reviewed the inspection report provided by the listing agent for 359 CLD.
- BHB repaired the damaged floor joist in the crawlspace at 359 CLD per the recent inspection report.
- Installed metal flashing over exposed OSB subflooring/sheeting at the front of 359 CLD per the recent inspection report.
- Checked all the irrigation sprinkler heads and replaced as needed at 359 CLD per the recent inspection report.
- Repaired the damaged sprinkler head at the front of 447 FLD per the request of the homeowner.
- Met with the homeowner of 447 FLD to assist with diagnosing a possible leak on his dish washer and to show him the location of the main water shut-off for his unit.
- Met with the homeowner of 88 SLD to assist with the operation of her fireplace.
- Inspected cracked deck log at 6-A per homeowner's request.
- Removed and disposed of old furniture left in trash enclose at building A.
- Inspected windows at 373 FLD for signs of seal failure per homeowner's request. Windows with failure were added to the list for warranty replacement.
- Met with homeowner of 269 CLD to investigate suspicious bird activity around her chalet.
- Replaced faulty zone valve on the WFU building irrigation system.



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- Replaced broken sprinkler head at the SE corner of the WFU building.
- Inspected all deck logs at the condo buildings and catalog all logs that are showing significant checking.
- Finalized list of chalet door painting provided list to Beehive Builders for review.
- Met with 46 North to determine staging areas for materials during the FLM entrance project.
- Remounted ice-melt systems at the following units: 191, 173, 167, 159, and 221 CLD.
- Replaced light fixture ballast on the 2nd floor of building C.
- Added gravel at the front of 359 CLD in an effort to improve drainage.
- Delivered parking passes to 80 SLD per the homeowner's request.
- Repaired clogged irrigation line at front of building B.
- Replaced two broken sprinkler heads at the front of building B.
- Met with LCM to assist with locating buried utilities near the FLM compactor site.
- Unlocked 311 CLD for a plumber per the homeowner's request.
- Sprayed weeds along all the sidewalks at the condo buildings.
- Precision Lawn Care sprayed all rock beds throughout the FLM campus.
- Assisted Joe Little with a dish install at 130 SLD.
- Met with homeowner of 278 CLD regarding her concerns with the on-going window warranty claim.
- Met with the homeowner of 327 CLD to determine possible tree planting locations per the request of the FLM BOD.
- Replace fresh air vent cover for the fire place at 327 CLD.
- Cataloged all dead trees at the chalets.
- Evaluated failing Hardie Plank siding at 74 CLD per the homeowner's request.
- Leveled the privacy fence at the back of 305/297 FLD per the homeowner's request.
- Sprayed weeds along driveways and sidewalks on SLD.
- Surveyed and marked off FLM compactor sight.
- Adjusted irrigation runtime on clock at 162 CLD.
- Foley Property Services reinstalled dryer vent cover at the west end of building A (cover had blow off during a wind storm the week prior).
- LPE replaced damaged parking spot outlets at B-4 and building C's NE handicap parking spot.
- Replaced broken sprinkler head behind 379 CLD.
- Replaced damaged wood trim on left of garage at 379 CLD (trim appeared to have been backed into by a vehicle).
- Set interior privacy fence post in concrete behind 305 FLD.
- Replaced broken sprinkler head at the rear of 184 CLD per the homeowner's request.
- Located buried sprinkler head in front yard at 184 CLD and relocated it to the center of the yard for better irrigation coverage.
- Made list of all chalets with failing Hardie Plank.
- Met with homeowner of 305 FLD to inspect and catalog windows in need of warranty replacement.
- Assisted 46 North with blocking off the condo entrance while asphalt being cut for new irrigation line.
- Unlocked 311 CLD for Beehive Builders per the homeowner's request.
- Replaced hose faucet handle at the front of 346 FLD.
- Assisted 46 North with flow testing newly installed irrigation lines at the condo entrances.



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- Responded to a reported leak in the fire suppression system at 14-D. System was shut down and leak was repaired by Fire Suppression Systems.
- Assisted Starwest with dish service call at D-2.
- Removed dead limbs from tree at the front of 107 SLD per the homeowner's request.
- Replaced plugged sewer line in crawlspace at building B, line serviced B-5/B-15.
- Inspected all sprinklers at 354 FLD per the homeowner's request.
- Put trash can out at 410 per the homeowner's request.
- Replaced broken sprinkler head at west end of building B.
- Assisted short term tenant at 4-A with locating a temporary parking spot in the FLM storage yard for their utility trailer.
- Assisted Direct TV with a dish install at A-10.
- Replaced a broken sprinkler head at A-2 per the homeowner's request
- Unlocked 311 CLD for Beehive Builders per the homeowner's request.
- Filed a 3rd warranty claim with Hardie Products for failing materials at the chalets.
- Repaired damaged garage door trim and siding at the front of 473 FLD, damage occurred when a guest of the tenants at the adjacent unit (465 FLD) backed into the building.
- Sprayed weeds at the east end of building B.
- NPK spray for noxious weeds in throughout the campus.
- Started mowing the open spaces at the NW corner of campus.
- Inspected water damage in 14-D from prior leak in the fire suppression system and scheduled repairs.
- K&M started repairing pot holes throughout campus.
- Put trash can out at 410 CLD per the homeowner's request.
- Adjusted all irrigation clocks throughout campus for maximum runtimes.
- Assisted Bling Wireless with a dish service call at 156 CLD.
- LPE assembled new meter base for the FLM compactor and staged on site for line crew.
- Rocky Mountain Contractors installed new underground power line and new meter base for the FLM compactor site.
- Replaced broken sprinkler head behind 184 CLD.
- Replaced two broken sprinkler heads behind 156 CLD.
- Repaired break in the irrigation line at the SE corner of the FLM storage yard.
- Relocated sprinkler head in the front yard of 305 FLD.
- Repaired break in the irrigation line at the front of 313 FLD.
- Put the trash can back in the garage at 338 FLD, tenants had recently moved out and failed to return the can to the garage.
- Checked all emergency lighting inside the condo buildings.
- Replaced one light fixture ballast at the SE stair well of building C.
- Replaced 2 batteries in the emergency lighting in building A.
- Lone Mountain Flatwork poured the concrete foundation for the FLM compactor site.
- Assisted Direct TV with a dish install at 473 FLD.
- Assisted Direct TV with a dish service call at 229 CLD.
- Finished mowing open spaces at the NW corner of campus.



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- Met with the homeowner to check operation of the HOA master key in the newly installed front door lockset.
- Replaced damaged sprinkler head in front of 376 CLD.
- BHB started painting gable vents at the chalets.
- Replaced damaged sprinkler heads on FLD between the chalets and building B.
- Removed Sothoby's "for sale" from the kitchen window at 390 FLD.
- Started mowing the common areas between the chalets and building B.
- Assisted the homeowner of 106 CLD with disposing two old flower planters from the front of her unit.
- Checked operation of all exterior lighting throughout campus.
- Contacted Solid Waste Systems for update on the arrival of the FLM trash compactor.
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Verbal warnings were issued to the following unit(s):

359 CLD (Failure to comply with the FLM pet policy): Observed the homeowner's dog off leash and unattended.

465 FLD (Failure to comply with the FLM parking policy): Observed a contractor parking on the lawn in front of the unit.

173 CLD (Failure to comply with the FLM parking Policy): Observed the tenants from this unit parking in the adjacent driveway at 181 CLD.

311 CLD (Unauthorized items stored on the common elements): Observed the tenants at this unit with a sheet of plywood leaning against the garage door.

405 FLD (Failure to comply with the FLM parking policy): Observed a contractor parking on the lawn in front of the unit.

173 CLD (Failure to comply with the FLM parking Policy): Observed the tenants with a white truck without a valid parking permit.

207 FLD (Failure to comply with the FLM parking policy): Observed homeowner parking her silver Ford truck on the lawn in front of the unit.

336 FLD (Failure to comply with the FLM pet policy): Observed guests of the tenants with their dog off-leash while on the FLM campus.

70 CLD (Failure to comply with the FLM quiet hours): Complaints were received that the tenants at this unit were shooting off fireworks during the scheduled FLM quiet hours.

390 FLD (Failure to comply with the FLM trash policy): Observed the homeowner dumping trash in the dumpster at building D.

296 FLD (Failure to comply with the FLM pet policy): Homeowner's dog was observed off leash and unattended.

472 FLD (Failure to comply with the FLM parking policy): Observed the tenant's guests parking in the driveway of the adjacent unit (464 FLD)

184 CLD (Failure to comply with the FLM pet policy), Observed the homeowner's dogs off leash and unattended at the back of her chalet.

390 FLD (Unauthorized signage displayed at unit), Observed a Sothoby's "for sale" sign displayed in the kitchen window.



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Written warnings were issued to the following unit(s):

173 CLD (Improper window coverings): Units was observed with a printed blanket over the 2nd floor front bedroom.

173 CLD (Failure to comply with the FLM parking policy): Tenant was observed without a valid FLM parking pass in her whit Toyota truck.

16-B (Failure to comply with the FLM pet policy): Tenants living at the unit have been observed with a dog lining in the unit (Notice was issued to the homeowner).

A-18 (Unauthorized items stored on the common elements): Unit was observed with bikes stored in the hallway of building A.

A-9 (Unauthorized items stored on the common elements): Unit was observed with bikes stored in the hallway of building A.

A-15 (Unauthorized items stored on the common elements): Unit was observed with bikes stored in the hallway of building A.

11-D (Unauthorized items stored on the common elements): Unit was observed with bikes stored in the hallway of building D.

321 FLD (Unauthorized window coverings): Tenants were observed with a British flag over the rear living room window.

(Failure to comply with the FLM parking policy): Posted notice on RV parked on spur road NE of building D.

425 FLD: Received complaint from the homeowner of 433 FLD that the tenants residing at 425 FLD had stole his BBQ from his rear patio and relocated to their patio. Both the homeowner of 425 FLD and their management company were notified of the incident.

390 FLD (Improper signage visible on the unit): Unit was observed with a Sotheby's "for sale" sign visible in the kitchen window.

Building D overflow parking area (Failure to comply with the FLM pet policy), Observed a drift boat parked in the area.

148 CLD (Failure to comply with the FLM pet policy), Observed a guest of the tenants with a dog on campus and off leash.

215 CLD (Failure to comply with the FLM parking policy), Observed an enclosed trailer parked in the overflow parking across from the unit.

199 CLD (Unauthorized items stored on the common elements), Observed the unit with a portable gazebo on the lawn at the front of the unit.

The following unit(s) received a fine for FLM rule violation:

16-B (Failure to comply with the FLM pet policy): The tenants have been observed with a dog living at the unit.

345 FLD (Failure to comply with the FLM trash policy): The trash can at this unit was observed out past the day of scheduled service.

325 FLD (Failure to comply with the FLM pet policy): Homeowner's dog was observed off leash and unattended.