

# AGENDA

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## Board of Directors Meeting for Firelight Meadows Unit Owners Association *6:00pm, August 4, 2015 at Hammond Property Management*

Call to Order .....	<i>Karen Roberts</i>
Minutes of Last Meeting .....	<i>Hammond Property Management</i>
Financial Report .....	<i>Doug Shanley</i>
Ratify Board Decision for HPM to Perform 2015/16 Snow Removal Services .....	<i>Karen Roberts</i>
Board Approval of 2016 Budget.....	<i>Karen Roberts</i>
Schedule Next BOD Meeting .....	<i>Board of Directors</i>
Property Management Report .....	<i>Hammond Property Management</i>
Landscaping Update .....	<i>Kari Gras</i>
Neighborhood Update .....	<i>Kari Gras</i>
Legal Report .....	<i>Karen Roberts</i>
Communications from Owners .....	<i>Karen Roberts</i>
Old Business .....	<i>Board of Directors</i>
• <i>FLM Credit Card</i>	
• <i>RV Parking Area Update</i>	
• <i>Special Assessment for Exterior Painting</i>	
• <i>Paint Color Selection</i>	
New Business .....	<i>Board of Directors</i>
• <i>WebEx verses Conference Calling</i>	
• <i>Towing process</i>	
• <i>Annual meeting packet</i>	
• <i>2015 Needed Maintenance and Repairs</i>	
• <i>Repair of Westfork Utility's fence</i>	
• <i>Tree Damage</i>	
Newsletter Items .....	<i>Hammond Property Management</i>
Adjournment	

# Minutes of the Regularly Scheduled Meeting of the Firelight Meadows Board of Directors

Firelight Meadows

August 4, 2015

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## **Call to Order**

Karen Roberts called the meeting to order at 6:00 p.m.

Directors in attendance were Karen Roberts of unit 319, Kari Gras of units 184, A1 and B1, Curt Wilson of unit B2, Catherine Gilb of unit D14, Annette Stone of unit B12 (via WebEx), and Laura Gregory of unit D9. Owners in attendance were Greg Hunt of Unit 278, Steve Cherne of Unit 308, James and Pat Lathrop of C15, and Phillip Barnhill of 405, 455, and 286 (via WebEx). Scott Hammond, Tom Davis, Mike Palmer, Allison LeBlanc and Michelle Everett of Hammond Property Management (HPM) were also in attendance along with Doug Shanley (via WebEx).

## **Minutes of the Last Meeting**

Gilb moved to approve the minutes of the June 17, 2015 meeting and Wilson seconded. All were in favor and the motion carried.

## **Financial Report**

Shanley provided the financial report. He advised that there are liens in place for all accounts receivable over 90 days. Both the condos and chalets are over budget in maintenance and repairs due to the siding work and the mold mitigation. Other than those items, Shanley advised that the budget is tracking well. Overall, the reserves and operating fund are also on track.

## **Budget Review**

Roberts advised that the board needed to ratify the decision on hiring a snow removal company. She had emailed all bids to the board and received responses from four of the remaining six directors. Four of those six members voted to hire Hammond Property Management as the snow removal company for FLM.

Wilson moved to ratify the email vote to accept Hammond Property Management as the snow removal company for Firelight Meadows for the 2015/2016 winter season. Gras seconded the motion. All were in favor, none opposed and the motion carried.

Roberts discussed some changes to line items in the budget. She changed "Office Supplies" to "Office Expense" and added the Dropbox fee to this category. The WebEx fee was moved to "Meeting Expense". Roberts also advised that she went through all of the budgets dating back to 2010, which was the date when the board started putting aside specific items for reserves in the annual budget. Roberts was able to move a total of \$81,701 into the Painting Reserve. This money was moved from over-funded reserves items, for things like general repairs and road repairs. In addition, the amount set aside for the "Insurance Deductible" was much higher than necessary, so all but \$7,500 has also been moved into the Painting Reserve. This was done in order to provide more funds towards the exterior painting project without jeopardizing any other funds.

Gilb moved to approve the 2016 budget as written to be presented at the annual meeting. Wilson seconded the motion; all were in favor, none opposed and the motion carried.

## **Schedule Next Board Meeting**

The next board meeting will be held immediately following the annual meeting on September 11, 2015.

## **Property Management Report**

### *Crawlspaces*

Davis discussed the mold mitigation work that has been completed by Buffalo Restoration. There was a small leak in the A building that had been repaired by Mike Harter. No other active leaks have been discovered and all the crawlspaces look to be in great condition.

### *Siding*

HardiePlank is near completion with the siding work. There were a few areas on two chalets where boards were not replaced but Davis has confirmed with the HardiePlank representative that the company will be back the week of the August 10th to complete the areas that were missed.

### *RID*

Davis advised that although there was a lack of communication from High Country Paving (HCP) during the beginning phases of the road work, the recent pre-planning meetings have proven to be successful. These meetings have allowed HPM to provide adequate notice to owners and renters about work being done in their area. The next phase of the project will involve milling and paving of the driveways and will be critical in regards to communication. HPM will continue to stress to HCP and Morrison-Maierle, Inc (MMI) the importance of communication and require notice of the scheduled work to be completed.

Roberts advised the group of her conversation with Jack Schunke. She was told that although High Country has been difficult to deal with initially, MMI inspectors are in charge and they are responsible for holding High Country Paving accountable for the work performed. Roberts discussed the importance of the fabric that is being laid down underneath the asphalt. This fabric is supposed to protect the roadway foundations from water damage and will prevent any potholes from penetrating into this base.

Davis also advised the group that the irrigation system has been turned off and will remain off until the road work has been completed. Davis and Palmer expressed that they expect to see many areas of the sprinkler system that will be in need of repair when the system is turned back on. This is due to the road work and the amount of people driving over grass, breaking sprinkler heads.

### **Landscaping Update**

Roberts asked HPM about the flower beds in the entrance area. Palmer advised that they are a perennial that was planted recently. They will turn out better next spring but in the first year they are planted, they do not take off right away. Having a perennial in this area rather than annuals will end up saving the association money each year.

### **Neighborhood Update**

Gras updated the group about the Party in the Park. She will be working with HPM to distribute some "Save the Date" flyers and ensure that they have the necessary tables set up. Everything else is set for the event.

### **Legal Report**

Roberts discussed the association's responsibility to pay outstanding water and sewer bills. Although FLM passed the 15th Amendment to the Declaration in December 2013 that states that West Fork Utilities (WFU) is to recover utility payments directly from individual unit owners and grants WFU easement to the buildings and the right to lien for unpaid utility bills, WFU challenged this amendment in court and won. As such, the HOA is obliged to pay WFU for all outstanding water and sewer bills that are 90-days past due and older. In addition, legal counsel Jennifer Farve advised Roberts that the part of the Declaration that concerns WFU and the payment arrangement cannot be changed without WFU's expressed agreement.

Roberts would like to improve the collection process for the past-due water and sewer bills by asking WFU to notify the association of delinquent owners when they reach the 90 days past due mark. These accounts would then be taken off WFU's books and turned over to the association which would pay the outstanding bills and seek to recover those payments from the respective unit owners. Currently, WFU does not notify the association of the outstanding bills until the over-90 category reached thousands of dollars. By changing the process, the association could then place liens on the property or possibly send the outstanding owners' balances to collection.

The group then discussed the possibility of shutting off water to units for non-payment. There currently is not a way to shut off water for a single unit without affecting neighboring units. Cherne stated there can be a lockout valve put in place. After some discussion regarding lockout valves, costs and benefits involved, all were in agreement that Roberts should consult with the attorney about the right of the association to use them.

## **Communication from Owners**

Roberts presented an email from a renter who asked for reimbursement for siding repair. He paid for the repair after a guest of his backed into the building. He was upset because he believed that the same siding has been replaced under the HardiePlank warranty work. Roberts advised that the incident happened over a year ago and HPM was able to use spare siding to make the repair. All were in agreement that Roberts made the right decision by denying his request because it was purely coincidental that the same siding was replaced under warranty. In addition, the board would not have allowed siding to go unrepaired for over a year.

Roberts then discussed a situation involving an owner who has been paying \$50 per quarter to receive communications via mail instead of by email. There was a miscommunication between Shanley and HPM because this owner has only been receiving his quarterly dues by mail. After some discussion, Hammond stated that HPM will cover the refund for the period of time that the owner was not receiving all notices by mail. The group agreed to bring up the topic another time and may consider doing away with the USPS option all together.

Gras mentioned a request she received from an owner about a bush that she would like transplanted somewhere else because she believes it is damaging her hot tub cover. Palmer advised that HPM can remove the bush but it is not practical to transplant it. All agreed this is the best course of action.

Roberts presented an email from an owner wishing for DirecTV equipment be removed from his unit. There are cables for another unit's satellite service running through their crawlspace. Roberts advised that the HOA cannot remove this equipment because it belongs to the DirecTV company and as such, only DirecTV has the authority to remove the equipment.

## **Old Business**

### *Credit Card*

Roberts discussed possibility of acquiring a credit card for the association and advised it will not affect any bank fees. She stated this card would be low limit (under \$500) and make for a more fluid process with payments for things like DropBox and obtaining county documents. The card would have the association's name on it plus that of one of the bank signatories.

Gilb moved to approve the decision for the association to obtain a low limit card with the understanding that parameters for this credit card will be drafted during the next board meeting. Wilson seconded the motion. All were in favor; none opposed and the motion carried.

### *RV Parking*

After a brief discussion, all were in agreement that the parking committee will need to meet and bring recommendations on parking types, pricing, and management of the parking area to the board for the October meeting.

### *Special Parking Project*

Roberts brought up the issue that had been discussed in previous board meetings of expanding chalet driveway parking by paving over the gravel areas on each side of the double driveways. She stated that she met with Schunke and he determined that even with the added extension, only three parking spaces could fit into each of the chalet double driveways. Due to this fact, Roberts suggested this parking expansion option be dismissed because it would only cause more problems if two unit owners had to share three parking spaces in front of their respective chalets. After some discussion, Roberts agreed to explain at the annual meeting why this potential parking problem solution was determined to be impractical.

### *Special Assessment for Painting*

Roberts announced that, as discussed at the budget meeting and under the advice of HPM, Moonlight Painting will be hired to complete the exterior painting project of the campus during the summer of 2016. By using the \$81,700 currently in the exterior painting reserve, the out of pocket cost to the association will be \$295,000 leaving each owner responsible for \$1,366 of this total. Roberts suggested breaking this into four equal special assessments of \$341, beginning with quarter four of 2015. The board will reassess the cash operating balance at year-end and if possible, any excess funds from 2015 will be put towards the painting cost in an attempt to reduce the remaining three quarters of special assessments. This special assessment is crucial in order to protect the reserves for future big-ticket items such as the roof replacement

that will potentially be needed in about five years. It comes under the mandate that it's the board's responsibility to maintain the assets of the association.

Wilson moved to approve the financing of the exterior painting by assessing owners \$341 per quarter for the last quarter of 2015 and the first three quarters of 2016. Gilb seconded the motion. All were in favor and the motion carried.

#### *Paint Color Selection*

Roberts presented the group with some mock-ups using the paint colors selected by the painting committee. It has been decided that the colors on the condo buildings will need some tweaking because painting each building a different color will not look aesthetically pleasing. The painting committee will meet again to narrow down colors for the condo buildings. Once that is done, they will have the architect do another rendering to show what the buildings will look like.

#### **New Business**

##### *WebEx*

The group discussed the benefits and costs associated with using WebEx for meetings. Wilson, Stone, and Barnhill described their experience using the program. Roberts mentioned that by using a different conference call option, the association could cut meeting costs significantly. The board will need to consider the benefits of using WebEx and whether or not it is worth keeping. It was decided that WebEx will be used during the annual meeting. The board will then reevaluate the use of WebEx, depending on feedback and demand during that meeting.

##### *Towing Process*

Roberts discussed the process by which HPM tows vehicles and the cost involved when vehicles are not claimed at impound. In the last 2.5 years, the association has paid the \$250 towing fee for seven vehicles that have not been claimed. A situation recently came up in which an owner refused to pay the towing fee for an unclaimed vehicle that belonged to his former tenant. He refused because he was not made aware of the situation when the vehicle was towed and then did not receive the charge until two and half months after the incident had occurred. HPM advised that in this case, there was an expired pass in the car, however, much of the time, vehicles that are towed do not have a pass and cannot be associated with a unit. All agreed that whenever the vehicle has a parking pass displayed and is towed, the owner of the unit needs to be notified as soon as HPM has the vehicle towed.

##### *Annual Meeting*

The board will be receiving a draft of the meeting packer within the week for their review. If board members wish to include anything, they must send it out immediately as the packets need to be mailed by August 11<sup>th</sup>.

##### *Fence Repair*

Roberts presented the bid from Eagle Fence to repair the WFU chain-link fence that surrounds the sewer system between two of the condo buildings. WFU has requested FLM's help with paying the cost to repair this fence. The bid is for \$3,725 and includes setting it back five feet to prevent further damage. Since the fence was damaged from years of snow removal activity, Roberts suggested that paying for half of the repair cost was the right thing to do. In addition, stepping up to this responsibility might encourage a cooperative relationship between WFU and the association.

Gras moved to split the cost with West Fork Utilities to repair the damaged fence, provided the fence is set back five feet from its current location along the parking lot. Wilson seconded the motion. All were in favor; none opposed and the motion carried.

##### *2015 Needed Maintenance and Repairs*

Roberts and Davis discussed the items on the maintenance and repair list that are required throughout campus during the calendar year. Excluding the cost of staining the condo decks, these items totaled about \$5,600. The group then discussed staining the condo decks. It was agreed that HPM will determine which decks are in the worst shape and obtain a per-unit cost. Once the cost is determined, the worst decks will be taken care of this year and the remaining decks will be done next year. Dryer vent cleaning was also brought up. It will cost around \$4,000 to clean all of the condo dryer vents this year. The 2016 budget includes the cost for cleaning the chalet dryer vents, so those will be done next year. With these added expenses, the estimated total for completing the required repairs is about \$10,000 excluding the deck staining.

Davis then brought up an issue that was brought to him by the owner of a chalet. The owner is concerned about negative drainage at his unit that he believes is impacting his foundation. After the group discussed the issue, all were in agreement

that the board does not need to take any action at this time. This owner is welcome to bring in an engineer, at his cost, if he wishes to get a non-biased expert opinion on whether or not the drainage is negatively impacting his foundation. At that point, the board can review the report and decide on a course of action.

*Tree Damage*

An owner reported a tree that was damaged by a trimming machine. Hammond advised that that HPM will take care of the damaged tree.

**Adjournment**

Gras moved to adjourn the meeting. Gilb seconded the motion. Meeting adjourned at 8:50 pm.



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Annette Stone, Secretary

9/16/2015

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Date

**Firelight Meadows Owners Association**  
**Balance Sheet**  
As of July 31, 2015

	<u>Jul 31, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BSWB 113 557 Operating	203,095.75
Reserve Bank Accounts	
AM Bank Cash Management 08217	84,511.16
Edward D Jones	550,000.00
<b>Total Reserve Bank Accounts</b>	<u>634,511.16</u>
<b>Total Checking/Savings</b>	837,606.91
Accounts Receivable	
Accounts Receivable	62,929.79
<b>Total Accounts Receivable</b>	<u>62,929.79</u>
<b>Total Current Assets</b>	<u>900,536.70</u>
<b>TOTAL ASSETS</b>	<b><u>900,536.70</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,795.72
<b>Total Accounts Payable</b>	<u>4,795.72</u>
<b>Total Current Liabilities</b>	<u>4,795.72</u>
<b>Total Liabilities</b>	4,795.72
Equity	
Retained Earnings	748,376.46
Net Income	147,364.52
<b>Total Equity</b>	<u>895,740.98</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>900,536.70</u></b>

**Firelight Meadows Owners Association**  
**A/R Aging Summary**  
 As of July 31, 2015

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Anderson Ryan & Lindsey - V50	264.00	0.00	0.00	0.00	0.00	264.00
Barnhill Michelle & Phillip - V30	0.00	0.00	0.00	0.00	-50.00	-50.00
Bates Mitchell - A 8	806.50	0.00	0.00	-0.50	0.00	806.00
Becker Donald & Suzanne - C 9	0.00	0.00	0.00	0.00	-21.50	-21.50
Berninger Erich & Sandra - A11	806.50	0.00	0.00	0.00	0.00	806.50
Boone Mike - D 2	0.00	-0.50	0.00	0.00	0.00	-0.50
Brandl and Ballantyne - V032	789.58	0.00	0.00	0.00	0.00	789.58
Braun David - B10	806.50	0.00	0.00	0.00	0.00	806.50
Brockie Robert & Rebecca C02	806.50	0.00	0.00	0.00	0.00	806.50
Brophy Walter & Cassidy - V 56	600.00	0.00	0.00	0.00	0.00	600.00
Buday Angela - B 3	806.50	0.00	0.00	0.00	0.00	806.50
Cappello John & Rosemary Lisa - B17	577.70	0.00	0.00	0.00	0.00	577.70
Chovanak Lori - V101	789.58	0.00	0.00	0.00	0.00	789.58
Cundey William - V77	789.58	0.00	0.00	0.00	0.00	789.58
Curilla Shawn & Kirk - V40	839.58	16.56	227.02	0.00	1,922.19	3,005.35
Das Bruce & Amy - V66	789.58	0.00	0.00	0.00	0.00	789.58
Delzer Ruby - V58	789.58	0.00	0.00	0.00	0.00	789.58
Desrocher Johanna - B 5	377.84	0.00	0.00	0.00	0.00	377.84
Dolan James - C 10	24.25	0.00	0.00	0.00	0.00	24.25
Duhaylongsod Henry - V45	789.58	0.00	0.00	0.00	0.00	789.58
Feldewerth Kevin & Tracey - V 85	789.58	0.00	0.00	0.00	0.00	789.58
Fenner Daniel & Judith - V 22	789.58	0.00	0.00	0.00	0.00	789.58
Froboese Wayne & Sharon - V9	0.00	-213.23	0.00	0.00	0.00	-213.23
Geppert Michele & Samuel - C 1	806.50	0.00	0.00	0.00	0.00	806.50
Gilb and Lacey - D 14	806.50	0.00	0.00	0.00	0.00	806.50
Gunkelman John & Judy - V86	789.58	0.00	0.00	0.00	0.00	789.58
Gutierrez Melinda - V10	789.58	0.00	0.00	0.00	0.00	789.58
Harper Doug & Theodora - C 13	806.50	0.00	0.00	0.00	0.00	806.50
Hoeksema Ken Winnie & Scott - C 20	806.50	0.00	0.00	0.00	0.00	806.50
Hoeksema Ken Winnie & Scott - V 75	889.58	0.00	0.00	0.00	0.00	889.58
Hope Michael & Kristin - V76	0.00	-213.23	0.00	0.00	0.00	-213.23
Horrar & Powell - V 5	0.00	0.00	-7.34	0.00	0.00	-7.34
Hunt Virginia Lockman - V29	789.58	0.00	0.00	0.00	0.00	789.58
Johnsen & Johnsen - B20	806.50	0.00	217.80	0.00	806.50	1,830.80
Johnson Christopher A - V023	789.58	0.00	0.00	0.00	0.00	789.58
Koch Stuart - V108	789.58	0.00	0.00	0.00	10,656.00	11,445.58
Lakatos Daniel & Ami - V67	789.58	0.00	0.00	0.00	0.00	789.58
Larson Richard & Rosalie - V120	0.00	-213.23	0.00	0.00	0.00	-213.23
Martin Gregory & Leslie - V132	782.65	0.00	0.00	0.00	0.00	782.65
Maybee Scott - V129	789.58	0.00	0.00	0.00	0.00	789.58
McClanahan Edward - V106	0.00	0.00	0.00	0.00	-789.58	-789.58
Merlino Stephen - V118	789.58	0.00	0.00	0.00	0.00	789.58
Mitchell William - V122	0.00	0.00	-10.42	0.00	0.00	-10.42
Mitchell William & Dorothy - V 1	10.42	0.00	0.00	0.00	0.00	10.42
Morelli Michael - V133	789.58	0.00	0.00	0.00	0.00	789.58
Morgan Jeff - V 81	789.58	23.22	221.39	0.00	2,843.78	3,877.97
Morrison Erik & Catherine - V39	789.58	0.00	0.00	0.00	0.00	789.58
Neal David - C19	0.00	-1,694.00	0.00	0.00	0.00	-1,694.00
Nelson Bruce - V 91	789.58	0.00	0.00	0.00	0.00	789.58
Ng and Lew - V 16	789.58	0.00	0.00	0.00	0.00	789.58
Niemeier Carl & Monica - A 16	0.00	806.50	0.00	0.00	0.00	806.50
Nostrant Brian - V 44	789.58	0.00	0.00	0.00	0.00	789.58
O'Connor Susan - V119	379.16	0.00	0.00	0.00	0.00	379.16
P Pariser - V111	789.58	0.00	213.23	0.00	0.00	1,002.81
Poertner Trenholm Jacque - V124	789.58	0.00	0.00	0.00	0.00	789.58
Ralph John & Rose - V 42	789.58	0.00	0.00	0.00	0.00	789.58
Rice - Kurt & KC - D 13	806.50	0.00	0.00	0.00	0.00	806.50
Rowan Paul & Tamala - V105	789.58	0.00	0.00	0.00	0.00	789.58
Ruhland James M - B 16	806.50	0.00	0.00	0.00	0.00	806.50
Scott David - V 6	789.58	0.00	0.00	0.00	0.00	789.58
Scott Kathy J - B04	353.50	0.00	0.00	0.00	0.00	353.50
Seher Ron - V 17	789.58	0.00	0.00	0.00	0.00	789.58
Sherman Cynthia & Greg - V 43	379.16	0.00	0.00	0.00	0.00	379.16
Shuttlesworth Dale & Janet - D 6	588.70	0.00	0.00	0.00	0.00	588.70
SJV Holdings LTD - A 9	806.50	0.00	217.80	0.00	0.00	1,024.30
Smart Michael - B 9	806.50	0.00	0.00	0.00	0.00	806.50



6:51 PM

08/01/15

**Firelight Meadows Owners Association**  
**A/R Aging Summary**  
**As of July 31, 2015**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Smith Daniel & Jody - C 17	806.50	0.00	0.00	0.00	0.00	806.50
Smith Ryan - V 26	789.58	0.00	0.00	0.00	0.00	789.58
Snider Patricia - V127	100.00	0.00	0.00	0.00	0.00	100.00
Stewart John & Anna - V41	0.00	0.00	0.00	0.00	-789.58	-789.58
Swick Craig - V 4	0.00	0.00	0.00	0.00	-789.58	-789.58
Swick Craig & Jenny - V 15	0.00	0.00	0.00	0.00	-789.58	-789.58
Swinson David & Grace - D 3	806.50	0.00	0.00	0.00	0.00	806.50
Tagliabue Pierre - V 72	0.00	0.00	0.00	0.00	-840.08	-840.08
Tinnin Kris - V 83	789.58	30.20	228.60	0.00	3,688.20	4,736.58
Tobias Revocable Family Trust - V11	789.58	0.00	0.00	0.00	0.00	789.58
Walker/Smith LLC - V 37	789.58	0.00	0.00	0.00	0.00	789.58
Wenger/Pape - D 7	806.50	0.00	0.00	0.00	0.00	806.50
Wermers Clara Urban - V 96	789.58	0.00	0.00	0.00	0.00	789.58
Wilkus Mary - V 63	0.00	-855.50	0.00	0.00	-247.11	-1,102.61
Williamson Gary Todd & Kristen - V 13	789.58	0.00	0.00	0.00	0.00	789.58
Wilson Curtis - B 2	806.50	0.00	0.00	0.00	0.00	806.50
Wilton Linda - C06	806.50	0.00	0.00	0.00	0.00	806.50
Winters Ronald - V113	789.58	0.00	-789.58	0.00	0.00	0.00
<b>TOTAL</b>	<b><u>49,125.34</u></b>	<b><u>-2,313.21</u></b>	<b><u>518.50</u></b>	<b><u>-0.50</u></b>	<b><u>15,599.66</u></b>	<b><u>62,929.79</u></b>

6:54 PM

08/01/15

**Firelight Meadows Owners Association**  
**A/P Aging Summary**  
As of July 31, 2015

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
ALLIED INSURANCE	0.00	10.00	0.00	0.00	0.00	10.00
CARLOS MANSILLA CLEANING	0.00	1,425.00	0.00	0.00	0.00	1,425.00
Curt Wilson	75.00	150.00	0.00	0.00	0.00	225.00
CUSTOM DRYWALL FINISHES LLC	200.00	0.00	0.00	0.00	0.00	200.00
Douglas N Shanley CPA	1,348.72	0.00	0.00	0.00	0.00	1,348.72
GREENOVISION DESIGN	1,100.00	0.00	0.00	0.00	0.00	1,100.00
MOORE OCONNEL	0.00	487.00	0.00	0.00	0.00	487.00
<b>TOTAL</b>	<b><u>2,723.72</u></b>	<b><u>2,072.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>4,795.72</u></b>

**Firelight Meadows Owners Association**  
**Profit & Loss by Class**  
 July 2015

	<u>CHALET</u>	<u>CONDO</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>BAD DEBT INCOME</b>	100.00	0.00	100.00
<b>Finance and Late Fee Charges</b>	-782.94	0.00	-782.94
<b>Parking Income</b>	0.00	120.00	120.00
<b>Fine Income for Violations</b>	-50.00	0.00	-50.00
<b>Membership Dues</b>	0.00	400.00	400.00
<b>Quarterly Assessment Income</b>	107,382.80	64,520.00	171,902.80
<b>Total Income</b>	<u>106,649.86</u>	<u>65,040.00</u>	<u>171,689.86</u>
<b>Gross Profit</b>	106,649.86	65,040.00	171,689.86
<b>Expense</b>			
<b>Utilities</b>	20.64	967.65	988.29
<b>Landscape</b>	5,329.48	2,284.06	7,613.54
<b>Maintenance &amp; Repairs</b>	1,002.80	1,054.66	2,057.46
<b>Condo - Cleaning and Rugs</b>	0.00	1,425.00	1,425.00
<b>Management Company</b>	5,334.00	3,132.66	8,466.66
<b>Accounting</b>	834.07	489.85	1,323.92
<b>Legal</b>	306.81	180.19	487.00
<b>Office Expense</b>	-142.61	-83.75	-226.36
<b>Meeting Expense</b>	299.98	176.18	476.16
<b>Total Expense</b>	<u>12,985.17</u>	<u>9,626.50</u>	<u>22,611.67</u>
<b>Net Ordinary Income</b>	93,664.69	55,413.50	149,078.19
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Postage Income</b>	50.00	50.00	100.00
<b>Interest Income</b>	3.86	2.26	6.12
<b>Total Other Income</b>	<u>53.86</u>	<u>52.26</u>	<u>106.12</u>
<b>Net Other Income</b>	<u>53.86</u>	<u>52.26</u>	<u>106.12</u>
<b>Net Income</b>	<u><u>93,718.55</u></u>	<u><u>55,465.76</u></u>	<u><u>149,184.31</u></u>

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through July 2015

	Jan - Jul 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
BAD DEBT INCOME	700.00	0.00	700.00
Finance and Late Fee Charges	2,751.88	0.00	2,751.88
Parking Income	2,180.00	0.00	2,180.00
Fine Income for Violations	52.21	0.00	52.21
Membership Dues	5,800.00	0.00	5,800.00
Quarterly Assessment Income	515,708.40	515,710.50	-2.10
<b>Total Income</b>	<u>527,192.49</u>	<u>515,710.50</u>	<u>11,481.99</u>
<b>Gross Profit</b>	527,192.49	515,710.50	11,481.99
<b>Expense</b>			
Insurance	30,535.34	35,391.40	-4,856.06
Utilities	12,922.36	15,400.00	-2,477.64
Landscape	21,964.88	26,356.99	-4,392.11
Trash Removal & Compactor Maint	5,910.03	8,575.00	-2,664.97
Maintenance & Repairs	160,763.72	55,320.90	105,442.82
Snow Removal	62,045.39	61,966.68	78.71
Roof Snow Removal	1,788.75	6,666.68	-4,877.93
Condo - Cleaning and Rugs	8,415.00	10,412.50	-1,997.50
Management Company	59,266.62	61,644.94	-2,378.32
Accounting	9,267.44	9,267.41	0.03
Legal	5,695.19	5,250.00	445.19
Office Expense	721.05	875.60	-154.55
Taxes	356.00	435.00	-79.00
Bad Debt	0.00	3,791.70	-3,791.70
Meeting Expense	596.58	0.00	596.58
Bank Service Charges	3.00	0.00	3.00
<b>Total Expense</b>	<u>380,251.35</u>	<u>301,354.80</u>	<u>78,896.55</u>
<b>Net Ordinary Income</b>	146,941.14	214,355.70	-67,414.56
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	400.00	0.00	400.00
Insurance Claim Income	0.00	0.00	0.00
Interest Income	23.38	0.00	23.38
<b>Total Other Income</b>	<u>423.38</u>	<u>0.00</u>	<u>423.38</u>
<b>Other Expense</b>			
Reserve Expense Chalet	0.00	0.00	0.00
Reserve Expense Condo	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	423.38	0.00	423.38
<b>Net Income</b>	<u><u>147,364.52</u></u>	<u><u>214,355.70</u></u>	<u><u>-66,991.18</u></u>

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual - Condo**  
 January through July 2015

	Jan - Jul 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
BAD DEBT INCOME	0.00	0.00	0.00
Finance and Late Fee Charges	661.44	0.00	661.44
Parking Income	650.00	0.00	650.00
Fine Income for Violations	0.00	0.00	0.00
Membership Dues	1,600.00	0.00	1,600.00
Quarterly Assessment Income	193,560.00	193,560.75	-0.75
<b>Total Income</b>	<u>196,471.44</u>	<u>193,560.75</u>	<u>2,910.69</u>
<b>Gross Profit</b>	196,471.44	193,560.75	2,910.69
<b>Expense</b>			
Insurance	7,245.60	8,316.00	-1,070.40
Utilities	12,710.21	15,400.00	-2,689.79
Landscape	6,589.46	7,906.99	-1,317.53
Trash Removal & Compactor Maint	2,186.70	3,172.75	-986.05
Maintenance & Repairs	60,147.15	34,073.55	26,073.60
Snow Removal	22,956.78	22,928.00	28.78
Roof Snow Removal	135.00	2,466.68	-2,331.68
Condo - Cleaning and Rugs	8,415.00	10,412.50	-1,997.50
Management Company	21,928.62	22,831.69	-903.07
Accounting	3,428.95	3,428.81	0.14
Legal	2,107.22	1,942.50	164.72
Office Expense	266.81	323.75	-56.94
Taxes	131.72	160.00	-28.28
Bad Debt	0.00	1,166.70	-1,166.70
Meeting Expense	220.74	0.00	220.74
Bank Service Charges	3.00	0.00	3.00
<b>Total Expense</b>	<u>148,472.96</u>	<u>134,529.92</u>	<u>13,943.04</u>
<b>Net Ordinary Income</b>	47,998.48	59,030.83	-11,032.35
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	150.00	0.00	150.00
Insurance Claim Income	0.00	0.00	0.00
Interest Income	8.66	0.00	8.66
<b>Total Other Income</b>	<u>158.66</u>	<u>0.00</u>	<u>158.66</u>
<b>Other Expense</b>			
Reserve Expense Condo	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>158.66</u>	<u>0.00</u>	<u>158.66</u>
<b>Net Income</b>	<u><u>48,157.14</u></u>	<u><u>59,030.83</u></u>	<u><u>-10,873.69</u></u>

## Firelight Meadows Owners Association Profit & Loss Budget vs. Actual - Chalet January through July 2015

	Jan - Jul 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>BAD DEBT INCOME</b>	700.00	0.00	700.00
<b>Finance and Late Fee Charges</b>	2,090.44	0.00	2,090.44
<b>Parking Income</b>	1,530.00	0.00	1,530.00
<b>Fine Income for Violations</b>	52.21	0.00	52.21
<b>Membership Dues</b>	4,200.00	0.00	4,200.00
<b>Quarterly Assessment Income</b>	322,148.40	322,149.75	-1.35
<b>Total Income</b>	<u>330,721.05</u>	<u>322,149.75</u>	<u>8,571.30</u>
<b>Gross Profit</b>	330,721.05	322,149.75	8,571.30
<b>Expense</b>			
<b>Insurance</b>	23,289.74	27,075.40	-3,785.66
<b>Utilities</b>	212.15	0.00	212.15
<b>Landscape</b>	15,375.42	18,450.00	-3,074.58
<b>Trash Removal &amp; Compactor Maint</b>	3,723.33	5,402.25	-1,678.92
<b>Maintenance &amp; Repairs</b>	100,616.57	21,247.35	79,369.22
<b>Snow Removal</b>	39,088.61	39,038.68	49.93
<b>Roof Snow Removal</b>	1,653.75	4,200.00	-2,546.25
<b>Management Company</b>	37,338.00	38,813.25	-1,475.25
<b>Accounting</b>	5,838.49	5,838.60	-0.11
<b>Legal</b>	3,587.97	3,307.50	280.47
<b>Office Expense</b>	454.24	551.85	-97.61
<b>Taxes</b>	224.28	275.00	-50.72
<b>Bad Debt</b>	0.00	2,625.00	-2,625.00
<b>Meeting Expense</b>	375.84	0.00	375.84
<b>Bank Service Charges</b>	0.00	0.00	0.00
<b>Total Expense</b>	<u>231,778.39</u>	<u>166,824.88</u>	<u>64,953.51</u>
<b>Net Ordinary Income</b>	98,942.66	155,324.87	-56,382.21
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Postage Income</b>	250.00	0.00	250.00
<b>Insurance Claim Income</b>	0.00	0.00	0.00
<b>Interest Income</b>	14.72	0.00	14.72
<b>Total Other Income</b>	<u>264.72</u>	<u>0.00</u>	<u>264.72</u>
<b>Other Expense</b>			
<b>Reserve Expense Chalet</b>	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>264.72</u>	<u>0.00</u>	<u>264.72</u>
<b>Net Income</b>	<u><u>99,207.38</u></u>	<u><u>155,324.87</u></u>	<u><u>-56,117.49</u></u>

**Firelight Meadows**  
**Analysis of Repairs and Maintenance**  
**Analysis as of July 31, 2015**

	<u>Chalets</u>	<u>Condos</u>	<u>Total</u>
Maintenance and Repairs Expense as of June 30:	100,524.07	58,003.17	158,527.24
2015 Budget:	27,292.00	44,108.00	71,400.00
<b>Remaining Budget as of July 2015:</b>	<b><u>(73,232.07)</u></b>	<b><u>(13,895.17)</u></b>	<b><u>(87,127.24)</u></b>
<b>Less Extraordinary Items:</b>			
Mold Mitigaton	64,008.00	37,592.00	101,600.00
Painting of Siding	28,233.77	16,581.73	44,815.50
<b>Adjusted Balance:</b>	<b><u>19,009.70</u></b>	<b><u>40,278.56</u></b>	<b><u>59,288.26</u></b>

Firelight Meadows  
 Analysis of Repairs and Maintenance  
 Chalets  
 Fiscal 2015

Type	Date	Number	Name	Memo	Debit	Crawlspace Inspections	Miscellaneous	Dump Runs	Lawn Sprinkler Landscaping	Vent Repair Replacement	Exterior Painting	Playground Maintenance	Chimney Cleaning and Maintenance	Snow Melt Devices Maintenance	Compactor Maintenance	Totals	
Bill	01/01/2015	15095	HAMMOND PROPERTY MANAGEMENT INC	roof de-ice cable kit & thermal laminate sheets	106.45									106.45		106.45	
Bill	01/01/2015	98149	Best Rate Towing & Repair, Inc.	vehicle towed	157.50		157.50									157.50	
Bill	01/21/2015	243	BIG SKY CHIMNEY	inspect chimney caps	306.00								306.00			306.00	
Bill	01/30/2015	12678	Best Rate Towing & Repair, Inc.	tire lock damaged by renter of V127	197.79											197.79	
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	dump run large TV	47.25			47.25								47.25	
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	repair hydraulic leak compactor	40.95										40.95	40.95	
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	plywood, LED bulb, adapter	66.42		66.42									66.42	
Bill	02/04/2015	15-001	Canyon Chimney Sweeps LLC	winter chimney cleaning	850.00								850.00			850.00	
Invoice	02/12/2015	7115	Snider Patricia - V127	To reimburse FLM HOA for the destruction of a universal wheel lock by the	-197.79		-197.79									-197.79	
Check	02/12/2015	6563	Baldensperger Garrett & Jan - V95	reimburse for chimney cleaning	195.00								195.00			195.00	
Bill	02/19/2015	1164	LONE PEAK ELECTRIC	new starter switch for compactor	45.36										45.36	45.36	
Bill	03/01/2015	15545	HAMMOND PROPERTY MANAGEMENT INC	die cut letter/number	0.87				0.87							0.87	
Bill	03/24/2015	1030	GUY'S GLASS INC	replace window Hunt 278	880.00		880.00									880.00	
Bill	05/01/2015		BUFFALO RESTORATION INC	mold mitigation	64,008.00	64,008.00										64,008.00	
Bill	04/27/2015		ALL COAST BUILDERS INC	Painting of replacement siding under warranty	28,233.77						28,233.77					28,233.77	
Bill	04/01/2015	15705	HAMMOND PROPERTY MANAGEMENT INC	multi use 5 gallon ace hardware	61.73		61.73									61.73	
Bill	05/01/2015	15923	HAMMOND PROPERTY MANAGEMENT INC	concrete mix led bulbs and screws	51.63		51.63									51.63	
Bill	05/01/2015	13077-D	GUY'S GLASS INC	replace window Hunt 278	880.00		880.00									880.00	
Bill	05/05/2015		STONEWERX	remove top stones and replace with large slabs	869.40		869.40									869.40	
Bill	06/12/2015	1	GREENOVISION DESIGN	8 photoshop renderings of four plex and condo in four different colors	504.00		504.00									504.00	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	278 Hunt warranty credit	-220.00		-220.00									-220.00	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	dump run mattress plywood box spring	173.25			173.25								173.25	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	dump run landscape cleanup	259.88			259.88								259.88	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair damaged lock system on compactor	163.80										163.80	163.80	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair hydraulic leak on compactor	40.95										40.95	40.95	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	hydraulic fluid, superdeck semi gray 1 gal, pull utility hd, solid latex	94.11										94.11	94.11	
Bill	06/01/2015	103314	Best Rate Towing & Repair, Inc.	vehicle towed	157.50		157.50									157.50	
Bill	06/01/2015	202521	NorthStar Flag & Pole Company	4x6 custom jet flo flag	162.30		162.30									162.30	
Invoice	06/17/2015	7379	Bryson Brian - V35	Vehicle Towed - January 6th	-250.00		-250.00									-250.00	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair leaky 2" ball valve and assembly	100.80				100.80							100.80	
Bill	06/04/2015	5472	GALLATIN WATER WORKS INC	irrigation system repair	1,534.35				1,534.35							1,534.35	
Bill	07/06/2015	2	GREENOVISION DESIGN	2 photoshop renderings of four plex and condo in four different colors	504.00		504.00									504.00	
Bill	07/28/2015	3	GREENOVISION DESIGN	photoshop renderings multiple color variations	693.00		693.00									693.00	
Bill	07/01/2015	16169	HAMMOND PROPERTY MANAGEMENT INC	278 Hunt warranty credit	-220.00		-220.00									-220.00	
Bill	07/01/2015	16169	HAMMOND PROPERTY MANAGEMENT INC	ace hardware batteries and galv 2" caps	25.80		25.80									25.80	
					100,524.07	64,008.00	4,324.15	480.38	1,635.15	0.00	28,233.77	0.00	1,351.00	106.45	385.17	100,524.07	
<b>2015 Budget:</b>					<b>FY2015 Budget for Maintenance and Repairs:</b>	<b>27,292.00</b>	0.00	10,000.00	0.00	1,512.00	0.00	12,150.00	630.00	0.00	3,000.00	0.00	27,292.00
					<b>Remaining Budget 2015:</b>	<b>-73,232.07</b>	<b>-64,008.00</b>	<b>5,675.85</b>	<b>-480.38</b>	<b>-123.15</b>	<b>0.00</b>	<b>-16,083.77</b>	<b>630.00</b>	<b>-1,351.00</b>	<b>2,893.55</b>	<b>-385.17</b>	<b>-73,232.07</b>



**Firelight Meadows**  
**Analysis of Repairs and Maintenance**  
**Condos**  
**Fiscal 2015**

Type	Date	Number	Name	Memo	Debit	Mold Testing	Miscellaneous	Dump
						Remediation		Runs
Bill	01/01/2015	15095	HAMMOND PROPERTY MANAGEMENT INC	roof de-ice cable kit & thermal laminate sheets	62.52			
Bill	01/01/2015	98149	Best Rate Towing & Repair, Inc.	vehicle towed	92.50		92.50	
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	dump run large TV	27.75			27.75
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	repair hydraulic leak compactor	24.05			
Bill	02/01/2015	15391	HAMMOND PROPERTY MANAGEMENT INC	plywood, LED bulb, adapter	39.01		39.01	
Bill	02/01/2015	17753	WILLIAMS PLUMBING AND HEATING	snake line to clear blockage	779.58			
Bill	02/01/2015	1191958	KENCO SECURITY & TECHNOLOGY	alarm system monitoring	136.50			
Bill	02/19/2015	1164	LONE PEAK ELECTRIC	new starter switch for compactor	26.64			
Bill	02/28/2015		KENCO SECURITY & TECHNOLOGY	alarm system monitoring	136.50			
Bill	03/01/2015	15545	HAMMOND PROPERTY MANAGEMENT INC	die cut letter/number	0.51		0.51	
Bill	03/15/2015	15635	HAMMOND PROPERTY MANAGEMENT EXTRA	snake sewer line from 5B mechanical room to sewer line	435.00			
Bill	03/30/2015		KENCO SECURITY & TECHNOLOGY	alarm system monitoring	105.00			
Bill	03/31/2015	1206371	KENCO SECURITY & TECHNOLOGY	alarm system monitoring	136.50			
Bill	05/01/2015		BUFFALO RESTORATION INC	mold mitigation	37,592.00	37,592.00		
Bill	04/27/2015		ALL COAST BUILDERS INC	Painting of replacement siding under warranty	16,581.73			
Bill	04/01/2015	15705	HAMMOND PROPERTY MANAGEMENT INC	multi use 5 gallon ace hardware	36.25		36.25	
Bill	05/01/2015	15923	HAMMOND PROPERTY MANAGEMENT INC	concrete mix led bulbs and screws	30.32		30.32	
Bill	05/05/2015		STONEWERX	remove top stones and replace with large slabs	510.60		510.60	
Bill	05/15/2015	1689	Mountain Town Enterprises LLC	D-14 Broken pipe water damage	200.00		200.00	
Bill	05/01/2015		KENCO SECURITY & TECHNOLOGY	alarm system monitoring	136.50			
Bill	06/12/2015	1	GREENOVISION DESIGN	8 photoshop renderings of four plex and condo in four different colors	296.00		296.00	
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	dump run mattress plywood box spring	101.75			101.75
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	dump run landscape cleanup	152.62			152.62
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair damaged lock system on compactor	96.20			
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair hydraulic leak on compactor	24.05			
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	hydraulic fluid, superdeck semi gray 1 gal, pull utility hd, solid latex	55.27			
Bill	06/01/2015	103314	Best Rate Towing & Repair, Inc.	vehicle towed	92.50		92.50	
Bill	06/01/2015	202521	NorthStar Flag & Pole Company	4x6 custom jet flo flag	95.32		95.32	
Bill	06/29/2015	1256	LONE PEAK ELECTRIC	troubleshoot crawl space lights building A	85.00			
Bill	06/01/2015		KENCO SECURITY & TECHNOLOGY		136.50			
Bill	06/01/2015	16051	HAMMOND PROPERTY MANAGEMENT INC	repair leaky 2" ball valve and assembly	59.20			
Bill	06/04/2015	5472	GALLATIN WATER WORKS INC	irrigation system repair	901.12			
Bill	07/06/2015	2	GREENOVISION DESIGN	2 photoshop renderings of four plex and condo in four different colors	296.00		296.00	
Bill	07/28/2015	3	GREENOVISION DESIGN	photoshop renderings multiple color variations	407.00		407.00	
Bill	07/01/2015	16169	HAMMOND PROPERTY MANAGEMENT INC	ace hardware batteries and galv 2" caps	15.16		15.16	
Bill	07/01/2015	1228339	KENCO SECURITY & TECHNOLOGY		136.50			
					58,003.17	37,592.00	1,393.01	282.12
<b>FY2015 Budget for Maintenance and Repairs:</b>					44,108.00	-	5,000.00	-
<b>Remaining Budget 2015:</b>					<b>-13,895.17</b>	<b>-37,592.00</b>	<b>3,606.99</b>	<b>-282.12</b>

<u>Fire Extinguisher Inspection</u>	<u>Fire Alarm System Monitoring and Service</u>	<u>Balasts and Lamps</u>	<u>Clean Protect Halls and Stairs</u>	<u>Exterior Painting</u>	<u>Interior Painting</u>	<u>Playground Maintenance</u>	<u>Dryer Vent Repair Replacement</u>	<u>Snow Melt Devices Maintenance</u>	<u>Condo Deck Repair</u>	<u>Compactor Maintenance</u>	<u>Lawn Sprinkler Landscaping</u>	<u>Plumbing</u>	<u>Totals</u>
								62.52					62.52
													92.50
													27.75
										24.05			24.05
													39.01
	136.50											779.58	779.58
										26.64			136.50
	136.50												136.50
													0.51
												435.00	435.00
	105.00												105.00
	136.50												136.50
													37,592.00
				16,581.73									16,581.73
													36.25
													30.32
													510.60
	136.50												200.00
													136.50
													296.00
													101.75
													152.62
										96.20			96.20
										24.05			24.05
										55.27			55.27
													92.50
		85.00											95.32
	136.50												85.00
													136.50
											59.20		59.20
											901.12		901.12
													296.00
													407.00
													15.16
	136.50												136.50
<u>0.00</u>	<u>651.00</u>	<u>0.00</u>	<u>0.00</u>	<u>16,581.73</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>62.52</u>	<u>0.00</u>	<u>226.21</u>	<u>0.00</u>	<u>1,214.58</u>	<u>58,003.17</u>
<u>1,800.00</u>	<u>1,650.00</u>	<u>2,500.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>10,000.00</u>	<u>370.00</u>	<u>3,400.00</u>	<u>-</u>	<u>10,500.00</u>	<u>-</u>	<u>888.00</u>	<u>-</u>	<u>44,108.00</u>
<u>1,800.00</u>	<u>999.00</u>	<u>2,500.00</u>	<u>4,000.00</u>	<u>-12,581.73</u>	<u>10,000.00</u>	<u>370.00</u>	<u>3,400.00</u>	<u>-62.52</u>	<u>10,500.00</u>	<u>-226.21</u>	<u>888.00</u>	<u>-1,214.58</u>	<u>-13,895.17</u>

2016 FLM Budget - CHALETS

	Actual				Budget
	chalet	chalet	chalet	chalet	chalet
	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Jun 15	Budget 2016
<b>Expense</b>					
Garbage			269.77	0.00	
Insurance - Chalets 76.5% per Ed Melcher	40,359.74	37,416.01	47,200.61	23,289.74	47,653
Compactor Electricity			147.48	191.51	504
Landscape & Sprinkler 70%	31,968.00	31,243.20	34,443.24	10,045.94	30,282
Landscape Upgrade - Chalet 70%	6,952.68	5,167.58	3,164.75	0.00	5,420
Trash Removal - Compactor Chalet 63%	0.00	0.00	1,000.62	3,723.33	8,471
Maintenance and Repair	41,337.81	55,871.72	25,636.10	99,521.27	44,187
Fireplace Maintenance - Chalet	5,525.00	0.00	6,350.00	0.00	10,275
Snow Removal - Chalet 63%	70,500.00	67,206.50	64,941.85	39,088.61	65,835
Snow Removal Roof - Chalet 63%		2,745.00	0.00	1,653.75	1,890
Secretary - Chalet 63%	4,534.81	1,106.29	0.00	0.00	0
Managementt Basic Fee 63%	61,740.00	63,252.00	64,008.00	32,004.00	65,815
Accounting - Chalet 63%	9,389.52	9,389.52	10,425.87	5,004.42	10,009
Legal - Chalet 63%	14,423.22	6,111.86	3,097.67	3,281.16	9,891
Postage - Chalet 63%	407.45	121.74	133.17	0.00	126
Office Expense - Chalet 63%	2,624.71	648.81	1,562.80	596.85	1,827
Taxes - Chalet			235.00	224.28	252
Bad Debt	39,755.89	7,511.60	2,885.10	0.00	3,150
Meeting Expense Chalet	603.82	1,010.21	59.51	75.86	1,260
Delinquent Water and Sewer	2,499.53	0.00	0.00	0.00	6,300
License & Fees - Chalet 63%	9.45	0.00	9.45	0.00	9
Chimney and Siding Repairs	7,755.35	0.00	0.00	0.00	
<b>Total Expense</b>	<b>340,386.98</b>	<b>288,802.04</b>	<b>265,570.99</b>	<b>218,700.72</b>	<b>313,156</b>
CHIMNEY REPAIR 2013		2,747.93	-900.00	0.00	
Postage Savings	11,823.84	12,489.00		0.00	
Reserves:					
Siding and Roof					131,666
Landscape Repayment					2,286
Trash Compactor Repayment					4,914
Carpet Replacement					0
Insurance Deductible					0
Water & Sewer Delinquent Owners		30,436.65	1,016.11	0.00	
	11,823.84	45,673.58	116.11	0.00	138,866
	352,210.82	334,475.62	265,687.10	218,700.72	452,022
				136 units per year	3,324
				136 units per quarter	831
				2014 increase	807 3%

2016 FLM Budget - **CONDOS**

	Actual				Budget
	condo	condo	condo	condo	condo
	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Jun 15	Budget 2016
<b>Expense</b>					
Garbage - Condo 37%			158.43	-	
Insurance - Condo 23.5% per Ed Melcher	12,398.13	11,493.79	14,499.55	7,246	14,638
Compactor Electricity					296
Condo Utilities - Building	15,816.43	14,927.01	18,291.62	11,742.56	16,000
Utilities	2,002.00	1,601.60	1,517.20	0.00	1,600
Telephone - Condo - Fire Alarm System	4,468.44	4,548.60	5,101.50	0.00	5,000
Condo-Landscape & Sprinkler 30%	7,992.00	7,810.80	8,610.78	4,305.40	12,978
Landscape Upgrade - Condo 30%	3,537.63	3,040.38	1,365.90	0.00	2,323
Trash Removal - Compactor Condo 37%	34,533.10	33,774.36	36,068.89	2,186.70	4,975
Maintenance and Repair	63,847.78	16,455.90	32,358.20	59,184.99	27,213
Snow Removal - Condo 37%	23,499.96	22,402.14	26,727.50	22,956.78	38,665
Snow Removal Roof - Condo 37%	0.00	1,170.00	0.00	135.00	1,110
Condo - Cleaning and Rugs	22,230.00	18,210.00	17,967.50	6,990.00	22,500
Secretary - Condo 37%	2,663.28	649.72	-	-	-
Management - Extra Work			110.00	-	-
Management - Condo Basic Fee 37%	36,259.92	37,383.80	37,591.92	18,795.96	38,653
Accounting - Condo 37%	5,514.48	5,514.48	6,123.13	2,939.10	5,878
Legal - Condo 37%	8,470.79	3,589.50	1,819.25	1,927.03	5,809
Postage - Condo 37%	239.30	71.52	78.23	0.00	74
Office Expense 37%	1,538.91	381.07	1,140.59	350.56	1,073
Taxes - Condo			138.00	131.72	148
Bad Debt	8,649.94	2,267.17	1,695.00	0.00	1,850
Meeting Expense Condo	341.70	593.30	34.95	44.56	740
Bank Service Charge				3.00	-
Delinquent Water and Sewer Accounts	1,467.97	0.00	0.00	0.00	3,700
License & Fees - Condo 37%	5.55	0.00	5.55	0.00	6
<b>Total Expense</b>	<b>255,477.31</b>	<b>185,885.14</b>	<b>211,403.69</b>	<b>138,938.96</b>	<b>205,229</b>
<b>Reserves:</b>					
Siding and Roof					32,916
Landscape Repayment					1,343
Trash Compactor Repayment					2,886
Carpet Replacement					2,500
Insurance Deductible					-
Water & Sewer Delinquent Owners		17,875.49	1,662.10	0.00	
	0.00	17,875.49	1,662.10	0.00	39,645
	255,477	203,761	213,066	138,939	244,874
				80 units per year	3,061
				80 units per quarter	765
				2014	775
				increase	-1%

**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

**Insurance**

Per discussion with Ty Molene, assume a 5% increase beginning in May 2016

	<b>Payment</b>	<b>No. Months</b>	<b>Budget</b>
Monthly payment 2015:	5,023.50	4	20,094
Monthly payment beginning May 2016:	5,274.68	8	42,197
			<b>62,291</b>

**Compactor Electricity**

Budget:	<b>800</b>
Annualized	730
January through May 2015	304

**Utilities - Condo only**

	<b>Building Electricity</b>	<b>Other Utilities</b>	<b>Alarm Telephone</b>	<b>Total</b>
Budget:	16,000	1,600	5,000	22,600
2015 annualized	15,592	1,487	4,772	21,852
2014	18,292	1,517	5,102	24,911
2013	14,927	1,602	4,549	21,078
2012	15,816	2,002	4,468	22,286

**Landscape and sprinkler-base contract monthly cost**

Based on 2015 contract plus 3%	42,000	3%	<b>43,260</b>
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**Landscape Upgrade--additional landscaping plus weed, feed, etc.**

Average 2012 to 2014 for 2016	<b>7,743</b>
2015	-
2014	4,531
2013	8,208
2012	10,490

Percentage Split		Budget	Budget	Budget
Chalets	Condos	Chalets	Condos	Total
76.5%	23.5%	47,653	14,638	62,291
63%	37%	504	296	800
70%	30%	30,282	12,978	43,260
70%	30%	5,420	2,323	7,743

**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

Trash Removal	Disposal/ Recycling	Basic Service	Fuel Recovery	Total Cost
Invoices January through June 2015:				
06/30/15	179.01	567.53	-	746.54
06/09/15	163.35	567.53	22.70	753.58
05/22/15	212.49	567.53	-	780.02
04/30/15	173.34	567.53	22.70	763.57
04/10/15	143.10	567.53	11.30	721.93
03/23/15	172.20	567.53	22.70	762.43
03/03/15	198.40	567.53	-	765.93
02/09/15	144.90	567.53	8.50	720.93
01/20/15	129.00	567.53	11.30	707.83
		Six months 2015:		<u>6,722.76</u>

**Budget 2016** 13,446

Maintenance and Repairs Budget:	Chalets	Condos	Total
	<u>44,187</u>	<u>27,213</u>	<u>71,400</u>

**Mold Mitigation:**  
Based on Mike Harter's estimates; included in Maintenance and Repairs Budget

**Fireplace Cleaning and Maintenance**  
Per estimate from Canyon Chimney Sw 10,275

**Snow Removal**  
Based on bid for 2015/16 season 104,500

2014/15	92,952
2013/14	80,826

	Percentage Split		Budget Chalets	Budget Condos	Budget Total
	Chalets	Condos			
Budget 2016	63%	37%	8,471	4,975	13,446
Maintenance and Repairs Budget:			44,187	27,213	71,400
Fireplace Cleaning and Maintenance			10,275	-	10,275
Snow Removal	63%	37%	65,835	38,665	104,500

**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

**Snow Removal Roof**

Budget:	<b>3,000</b>
2015	1,789
2014	-
2013	3,915
2012	-

**Cleaning and Rugs - Condo only**

			<u>Budget</u>
Cleaning Bldgs A, B, C, & D	1,200	per month	14,400
Weekly vacuuming of entrances:	225	per week	8,100
			<b>22,500</b>
2015 annualized	13,980		
2014	17,968		
2013	18,210		
2012	22,230		

**Management Fee**

Per contract	<b>104,468</b>
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**Accounting**

Per contract	<b>15,887</b>
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**Legal**

2016 Budget	<b>6,500</b>	without rewrite of Governing Documents
2016 Budget	<b>15,700</b>	with rewrite of Governing Documents
2015 annualized	10,416	
2014	4,917	
2013	9,701	
2012	22,894	

Per Kristen Brown, attorney:

Rewrite of Declaration, Bylaws, and Insurance review:	6,500
All meetings would be additional at hourly at \$180	2,700
	<b>9,200</b>

Percentage Split		Budget	Budget	Budget
Chalets	Condos	Chalets	Condos	Total
63%	37%	1,890	1,110	3,000
			22,500	22,500
63%	37%	65,815	38,653	104,468
63%	37%	10,009	5,878	15,887
63%	37%	9,891	5,809	15,700

**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

		Percentage Split		Budget	Budget	Budget
		Chalets	Condos	Chalets	Condos	Total
<b>Postage</b>	Budget: <b>200</b>	63%	37%	126	74	200
	2014 133					
	2013 193					
	2012 647					
<b>Office Expense</b>	<b>2,900</b>	63%	37%	1,827	1,073	2,900
<b>Office Supplies</b>	Budget: <b>2,000</b>					
	2015 annualized 1,894					
	2014 2,703					
	2013 1,030					
	2012 4,164					
<b>DropBox</b>	\$15 per month per user; minimum 5 u 75 per month					
	<b>900</b> per year					
<b>Taxes</b>	Budget: <b>400</b>	63%	37%	252	148	400
	2015 356					
	2014 373					
	2013 -					
	2012 -					
<b>Bad Debt</b>	Budget based on June aged receivables: <b>5,000</b> will take hit on Koch this year	63%	37%	3,150	1,850	5,000
	2015 Year End					
	2014 4,580					
	2013 9,779					
	2012 48,406					
<b>Meeting Expense</b>	<b>2,000</b>	63%	37%	1,260	740	2,000
<b>General Meeting Expense</b>	Budget: <b>1,000</b> Room rental plus food for Annual Mtg					
	2015 annualized 240					
	2014 94					
	2013 1,604					
	2012 946					



**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

<b>WebEx</b>	<b>1,000</b>	
Rate per person per minute:	0.12	
Invoices past 12 months:		
July-14	49	
August-14	114	
September-14	64	
October-14	49	
November-14	91	
December-14	76	
January-15	89	
February-15	49	
March-15	85	
April-15	49	
May-15	105	
June-15	100	
	<u>919</u>	76.55

<b>Economy Conference Call</b>	
Rate per person per minute:	0.05

<b>Public Service Commission (PSC)</b>	
Budget:	-

<b>Licenses and Fees</b>	
Budget:	15

	Percentage Split		Budget Chalets	Budget Condos	Budget Total
	Chalets	Condos			
	63%	37%	-	-	-
	63%	37%	9	6	15
			<u>306,856</u>	<u>201,529</u>	<u>508,385</u>

**Firelight Meadows Condominiums  
Budget Assumptions  
Fiscal 2016**

**Interest Income**

Interest will only be booked when CDs mature. First Edward Jones CD will mature in August 2015.

CDs as of June 30, 2015	Rate	Purchase Date	Maturity Date	Days to Maturity	Maturity Value	Expected Interest
Firestmerit Bank	0.35%	2/13/15	8/13/15	181	84,000	146
Santander Bank	0.50%	2/11/15	2/11/16	365	84,000	420
Discover Bank	0.60%	2/11/15	8/11/16	547	83,000	746
Discover Bank	0.90%	2/11/15	2/13/17	733	83,000	1,500
Goldman Sachs Bank USA	1.50%	2/11/15	8/11/17	912	83,000	3,111
Goldman Sachs Bank USA	1.25%	2/11/15	2/12/18	1097	83,000	3,118
Goldman Sachs Bank USA	1.30%	3/25/15	3/26/18	1097	50,000	1,954
					<u>550,000</u>	<u>10,995</u>

Expected Interest by Year:

2015	146
2016	1,166
2017	4,611
2018	<u>5,072</u>
	<u>10,995</u>

**Reserves:**

	Annual Reserve
Siding and Roof	164,582
Landscape Repayment	3,629
Trash Compactor Repayment	7,800
Carpet Replacement	2,500
Insurance Deductible	-
	<u>178,511</u>

Percentage Split		Budget Chalets	Budget Condos	Budget Total
Chalets	Condos			
80%	20%	131,666	32,916	164,582
63%	37%	2,286	1,343	3,629
63%	37%	4,914	2,886	7,800
0%	100%	-	2,500	2,500
63%	37%	-	-	-
		<u>138,866</u>	<u>39,645</u>	<u>178,511</u>

**MAINTENANCE AND REPAIR BUDGET**

**Items to consider for 2016 Budget**

	2014 Actual		Jan to June 2015 Actual		2016 Budget		Total 2016 Budget
	Chalet	Condo	Chalet	Condo	Chalet	Condo	
Balasts and Lamps		985		85		400	400
Chimney Cleaning			1,351			-	
Compactor Maintenance			385	226	1,511	889	2,400
Crawlspace Inspections and Mold Mitigation	2,465	-	64,008	37,592	26,450	15,550	42,000
Deck Repair	-	-	-	-	-	-	-
Dryer Vent Cleaning, Repair, Replacement	-	-	-	-	6,800	-	6,800
Exterior Painting	-	6,560	28,234	16,582	-	-	-
Fire Alarm System Monitoring		1,988		788		1,700	1,700
Fire Extinguisher Inspection		3,333		-		2,100	2,100
Gutter Repair and Cleaning							
Interior Painting	-	-	-	-	-	-	-
Lawn Sprinkler Repair and Maintenance	2,093	1,215	1,635	960	1,900	1,100	3,000
Miscellaneous:							
Dump Runs	448	170	480	282	500	300	800
Crawlspace water issues	3,971						-
Asphalt patching	2,829	1,661					-
Attic vent painting	4,100						-
Leak repairs	780						-
Streetlight repairs	589						-
Miscellaneous	4,666	4,245	408	386	6,300	3,700	10,000
Carpet		8,863					-
Sheetrock repairs		1,050				1,000	1,000
Deck staining		1,030					-
Deck and Exterior repairs		750					-
Hunt window replacements		-	1,540				-
Masonry work on FLM signs			869	511			-
Consulting re exterior paint			504	296			-
Plumbing				200			-
Parking Barriers (Bumpers)							
Playground Maintenance	-	-	-	-	-	-	-
Plumbing Repairs				1,215	300	200	500
Snow Melt Device Repair and Replacement	795	508	106	63	300	200	500
Vent Repair and Replacement	2,900	-	-	-	126	74	200
Contingency for Unkown Repairs							
	<u>25,636</u>	<u>32,358</u>	<u>99,521</u>	<u>59,185</u>	<u>44,187</u>	<u>27,213</u>	<u>71,400</u>

0.63

0.37

Firelight Meadows Owners Association  
Reserve Balances Per Budgets  
2010 through 2016

Year	Roofing and Siding		Landscaping		Compactor		Siding Painting		Carpet Replacement		Insurance Deductible		Totals		Total Reserve
	Chalets	Condos	Chalets	Condos	Chalets	Condos	Chalets	Condos	Chalets	Condos	Chalets	Condos	Chalets	Condos	
2010 - Reserve	10,200	6,240									3,400	2,000	36,720	16,160	52,880
2011 - Reserve	10,200	6,240					12,104				3,400	2,000	48,824	16,160	64,984
2012 - Reserve	10,200	6,240					12,104				3,400	2,000	48,824	16,160	64,984
2013 - Reserve	10,200	6,240					21,373	3,720		5,200	3,400	2,000	58,793	25,260	84,053
<b>Totals through 2013</b>	<b>40,800</b>	<b>24,960</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>45,581</b>	<b>3,720</b>	<b>-</b>	<b>5,200</b>	<b>13,600</b>	<b>8,000</b>	<b>193,161</b>	<b>73,740</b>	<b>266,901</b>
<b>2014 Reserve Reductions:</b>															
Landscaping Upgrade - \$33,834			-21,315	-12,519									-21,315	-12,519	-33,834
Compactor Purchase - \$73,183					-46,105	-27,078							-46,105	-27,078	-73,183
Deductible Re Daniels' Claim										-12,200	-2,500		-2,500	0	-2,500
Carpet Purchase Bldg B													0	-12,200	-12,200
Road Reserves not needed													-100,680	-34,360	-135,040
<b>2014 Reserve Contributions:</b>															
Various	117,151	22,984	2,285	1,344					7,000	3,400	2,000		130,336	35,828	166,164
Roofing and Siding	296,126	65,003											296,126	65,003	361,129
<b>Totals through 2014</b>	<b>454,077</b>	<b>112,947</b>	<b>-19,030</b>	<b>-11,175</b>	<b>-46,105</b>	<b>-27,078</b>	<b>45,581</b>	<b>3,720</b>	<b>-</b>	<b>-</b>	<b>14,500</b>	<b>10,000</b>	<b>449,022</b>	<b>88,415</b>	<b>537,437</b>
	567,024		-30,205		-73,183		49,301				24,500		537,437		
<b>2015 Reserve Contributions:</b>															
Roof and siding	127,500	30,000											127,500	30,000	157,500
Landscaping Repayment yr 2 of 5			2,285	1,344									2,285	1,344	3,629
Compactor Repayment yr 1 of 10					4,914	2,886							4,914	2,886	7,800
Road Maintenance no longer needed													-	-	-
Reclass to siding painting							6,300	3,700					6,300	3,700	10,000
Insurance deductible													-	-	-
General Repairs now siding painting							3,400	2,000					3,400	2,000	5,400
Carpet replacement									2,500				-	2,500	2,500
Insurance deductible transfer to painting							10,710	6,290		-10,710	-6,290		-	-	-
<b>2015 Totals:</b>	<b>127,500</b>	<b>30,000</b>	<b>2,285</b>	<b>1,344</b>	<b>4,914</b>	<b>2,886</b>	<b>20,410</b>	<b>11,990</b>	<b>-</b>	<b>2,500</b>	<b>-10,710</b>	<b>-6,290</b>	<b>144,399</b>	<b>42,430</b>	<b>186,829</b>
	157,500		3,629		7,800		32,400		2,500		-17,000		186,829		
<b>Totals through 2015</b>	<b>581,577</b>	<b>142,947</b>	<b>-16,745</b>	<b>-9,831</b>	<b>-41,191</b>	<b>-24,192</b>	<b>65,991</b>	<b>15,710</b>	<b>0</b>	<b>2,500</b>	<b>3,790</b>	<b>3,710</b>	<b>593,421</b>	<b>130,845</b>	<b>724,266</b>
	724,524		-26,576		-65,383		81,701		2,500		7,500		724,266		
<b>2016 Reserve Contributions:</b>															
Roof and siding	131,666	32,917											131,666	32,917	164,582
Landscaping Repayment yr 3 of 5			2,285	1,344									2,285	1,344	3,629
Compactor Repayment yr 2 of 10					4,914	2,886							4,914	2,886	7,800
Carpet replacement									2,500				-	2,500	2,500
													-	-	-
<b>2016 Totals:</b>	<b>131,666</b>	<b>32,917</b>	<b>2,285</b>	<b>1,344</b>	<b>4,914</b>	<b>2,886</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>138,865</b>	<b>39,647</b>	<b>178,511</b>
	164,582		3,629		7,800		0		2,500		0		178,511		
<b>Totals through 2016</b>	<b>713,242</b>	<b>175,864</b>	<b>-14,460</b>	<b>-8,487</b>	<b>-36,277</b>	<b>-21,306</b>	<b>65,991</b>	<b>15,710</b>	<b>-</b>	<b>5,000</b>	<b>3,790</b>	<b>3,710</b>	<b>732,286</b>	<b>170,492</b>	<b>902,777</b>
	889,106		-22,947		-57,583		81,701		5,000		7,500		902,777		



[hpmmontana.com](http://hpmmontana.com)

Firelight Meadows Manager's Report  
June 2015-July 2015

- Picked up trash throughout campus as needed.
- Filed dog waste stations as needed.
- Checked all exterior lights throughout campus.
- Mowed and trimmed throughout campus weekly.
  
- Maintain irrigation system (adjust clocks, fix broken sprinkler heads, assess sprinkler coverage and adjust accordingly)
- Facilitated the repair of a broken 2 inch irrigation line behind unit 305 (Gallatin Waterworks)
- HPM Landscape crew performed routine lawn services around FLM campus (mowing, trimming, weed spraying, bed maintenance, etc.)
- Removed 2 dead pine trees in the flagpole and park area
- Performed routine walkthroughs of Condo buildings – checking overhead lights, emergency lights, fire extinguishers
- Preparation for RID road construction project: remove speed bumps throughout campus, created temporary long term parking area between chalets and trash compactor, coordinated moving vehicles/trailers to temporary parking area, shut down irrigation system (7/28/15) due to paving in roadways.
- Fixed pedestrian signs from being struck by a vehicle
- Completed Buffalo Restoration project
- Hardi plank project near complete
- Working RID project with MMI and High Country
- Maintained compactor and debris pickup.
- Walked campus defining additional maintenance // budget items.
- Met with owner of unit 305 concerning negative drainage towards his unit.
- Notified/Cited several parking violations.
- Repaired drywall water damage in unit B14

**From:** [Michelle Everett](#)  
**To:** [nicholas.steen@gmail.com](mailto:nicholas.steen@gmail.com)  
**Cc:** [Firelight Meadows](#)  
**Subject:** RE: 465 Firelight Siding  
**Date:** Friday, July 24, 2015 1:26:34 PM  
**Attachments:** [Invoice FLM 465.pdf](#)

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Good afternoon Mr. Steen,

The Firelight Meadows HOA will not be refunding the cost of the repairs that you incurred last July/August. The HOA is not responsible for covering the cost of damage that has been caused by owners, tenants, or their friends and families. If this is the same siding that was replaced this year under warranty, then this is just a coincidence. Feel free to call me with any further questions regarding this matter.

Thank you,

**Michelle Everett**

HOA Account Manager  
Hammond Property Management  
O: 406.995.7220  
F: 406.995.3030  
[hpmmontana.com](http://hpmmontana.com)  
Office Hours: Monday-Friday, 8am-5pm

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Date: Tue, 21 Jul 2015 09:12:47 -0600

Subject: 465 Firelight Siding

From: [nicholas.steen@gmail.com](mailto:nicholas.steen@gmail.com)

To: [firelightmeadows@hotmail.com](mailto:firelightmeadows@hotmail.com)

To whom it may concern,

My chalet at 465 Firelight Drive had the siding replaced between the garage door with the neighboring garage last year. I pay around 300 dollars to replace this and now it's being replaced again. I am not happy about this. If I knew it was going to be redone a year later I would have never paid.

I am asking for a full reimbursement of the money I paid.

Please contact me at your earliest convenience. I will be writing again this week should I not hear anything.

Regards,

Nick Steen

**From:** George Hearon [gehearon@gmail.com](mailto:gehearon@gmail.com)  
**Subject:** email communication with association  
**Date:** July 28, 2015 at 10:55 PM  
**To:** [kroberts.flm@gmail.com](mailto:kroberts.flm@gmail.com)

GH

Karen:

Thank you for your telephone response to my concern. Here is a summary of the problem(earlier dates may be off a bit):

- Roughly around January of 2014, my wife had called Doug Shanley on association business, unrelated to email correspondence. After that conversation, both assn. billing and all assn. correspondence was sent via email, and the following quarterly bill was \$50 less. When I became aware of the change(when looking for the spring 2014 assn. fees), I called Doug and asked to revert back to postal mail. The next quarter, the \$50 was added back and he began mailing the bill again. What he did not do was communicate to the association to restart mailing FLM association business.

I subsequently called Doug again, either in the winter or spring of 2015, and told him of the situation. He said he couldn't help me and I got the impression he didn't care.

Then I called our management company(perhaps in April?), explained the problem, and I was told someone would follow up. No one followed up.

I called Hammond again 5/29/15 and spoke to Michelle. She said she'd look into the problem. On my 3rd call to Hammond on 7/17/15, I spoke to Michelle again but received no callback.

On 7/24/15, the 4th call to Hammond, Michelle had Karen get in touch with me. As of today, I still am not receiving FLM correspondence by mail, but am still paying an additional \$50/quarter.

My request is to get FLM business mailed to me again and get a credit for the past 6 quarters -  $\$50 \times 6 = \$300$ ,

Karen, Thank you for your attention to this matter - let me know the outcome.

Thank You,  
George E. Hearon  
[\(414\)247-8777](tel:(414)247-8777)  
[gehearon@gmail.com](mailto:gehearon@gmail.com)

# EAGLE FENCE, LLC

Est. 1989

Dean Vine

## Proposal

99 High Plains Road  
Belgrade, Montana 59714

Phone: (406) 581-9044

Shop: (406) 388-3601

Fax: (406) 388-5325

Email: dean.vine@outlook.com

Date: 7/13/2015

Project: Remove 75' of chain link, install new

Name: Hammond Property Man.

Location: Big Sky

Address: 36 Center Lane, Suite 1

Plans:

City: Big Sky, Mt. 59716

Attention: Tom Davis

### Description of Work

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This is a price for removing 75' of chain link fence and installing new chain link fence. The materials that we will use are listed below:

Terminal posts: 2 3/8" ss40

Gate posts on the corner where there is no support behind in: 4" ss40

Gates will be custom built at our facility and they each will be 10' long equaling 20' opening and will be lockable. The will also be 4' high

Line posts: 1 7/8" ss40

Top Rail: 1 5/8" ss40

Mesh: 4' high 9 gauge

I have priced this with the heavier material to help hold up to snow being pushed up against it. This will help a lot being heavier, but can still be bent if it is pushed on enough. It will be much stronger than 16 gauge tubing for the posts and top rail.

A locate will be called in and we will haul off all of the materials.

Price: \$3725.00

Thank you,

Dean



**FLM Exterior Paint Bid Comparisons  
July 2015**

	<u>Airhart Brothers</u>	<u>Dependable</u>	<u>Moonlight</u>	<u>EL Painting</u>
Siding and Trim	452,000	546,960	326,500	
Paint and Materials	65,000	Included	Included	<b>Did not respond to RFP</b>
Allowance for Misc	4,500			
Chalet Window Trims	15,500	???	21,100	
Add'l Cost for Duration Paint	Included	Included	2,850	
Interior Corner Boards	2,000			
Downspouts	52,200	Included	12,160	
Gutters	38,880	Included	14,100	
	<u>630,080</u>	<u>546,960</u>	<u>376,710</u>	
<b>Siding Painting Reserve</b>			<b>-81,702</b>	
<b>Total Out-of-pocket Cost</b>			<b>295,008</b>	
<b>Per Unit Cost @ 216 Units:</b>	<u><b>2,917.04</b></u>	<u><b>2,532.22</b></u>	<u><b>1,365.78</b></u>	
<b>Unit Cost per Quarter:</b>			<u><b>341</b></u>	

**Moolight Paining Calculations:**

<b>Downspouts</b>			
Duplexes	32	200	6,400
Fourplexes	18	350	6,300
Condo Buildings	4	350	1,400
			<u>14,100</u>
<b>Gutters</b>			
Duplexes	32	160	5,120
Fourplexes	18	320	5,760
Condo Buildings	4	320	1,280
			<u>12,160</u>
<b>Window Trim on Chalets</b>			
Duplexes	32	350	11,200
Fourplexes	18	550	9,900
Condo Buildings	4	N/A	-
			<u>21,100</u>