

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

Firelight Meadows

May 17, 2016

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## **Call to Order**

Karen Roberts called the meeting to order at 7:33 p.m.

Directors in attendance were Kari Gras of units 184, A1 and B1, Curt Wilson of unit B2, Laura Gregory of unit D9 and Kerry Bruner of D5. Directors Karen Roberts of unit 319 and Annette Stone of unit B12 were present via conference call. Owners Carolyn Dosteret and Steve Cherne (via conference call) were also present. Also in attendance were Scott Hammond, Tom Davis, Michelle Everett and Katie Coleman of Hammond Property Management (HPM).

## **Minutes of the Last Meeting**

Wilson made a motion to accept the minutes from the April 12, 2016 meeting. Bruner seconded the motion. Roberts discussed one change to the April 12 minutes. Wilson then made a motion to accept the minutes as amended. Bruner seconded the motion. All were in favor and the motion carried.

## **Accept Q1 2016 Financial Report**

Roberts explained that the board reviewed the Q1 2016 Financial Report at the April 12, 2016 meeting. The financials were not approved at the April meeting because Roberts needed some clarification on the Accounts Receivable Reserve from the Association's CPA. Nothing has changed from what was presented at the April 12 meeting.

Wilson made a motion to accept the Q1 2016 Financial Statements as presented. Gras seconded the motion. All were in favor and the motion carried.

## **Schedule Next BOD Meeting**

The next BOD Meeting will take place on July 18, 2016 in conjunction with the Budget Meeting.

## **Property Management Report**

Davis provided the Property Management Report. He stated that Moonlight Painting has been working on the Condo decks, and will begin painting the bodies of the condo building soon. HardiPlank will also be on site to replace some siding under the warranty. Stone explained that she has noticed nails popping out of the siding. Hammond and Davis will look into this. Davis stated that the mold mitigation planned for the summer of 2016 is about halfway done. He also stated that the fire lane signs have been installed. Davis then explained that he has looked into the negative grade around the chalets, specifically at unit 116. Buffalo Restoration will look for mold and moisture in the crawlspace of this unit, but Davis did not see any moisture pooling near the foundation. Hammond explained that negative grade is very common at many associations in Big Sky. Hammond then discussed a transom at unit 224 that has broken twice, indicating a structural issue. An engineer was called, and discovered that there the installation was not done properly. Hammond will obtain bids to address this issue. Everett explained HPM's parking permit distribution plan to the board. The permits will be delivered to each unit rather than mailing them to each owner. Coleman and Roberts discussed a request for the board to forgive a fine. A renter had a trailer parked in the unit's driveway. A warning was posted on the trailer, and a notice was sent to the owner of the chalet. The renter and owner did not see the notices until a fine was sent. The renter knew that trailers were not allowed to be parked in driveways, and attempted to park the trailer in the RV parking area but was unable to contact anyone from HPM because it was after-hours. The board decided not to forgive this fine. Coleman also discussed a communication that she received from a property manager. He requested that the Association pay a plumbing bill for a leak that emanated from an upstairs unit

and leaked down to the condo below. The board decided that the owner should pay the bill due to the fact that protocol was not followed since no one engaged HPM to address the leak.

### **Landscaping Update**

Gregory provided the landscaping update. She explained that the weeds on the walkways did not get addressed last summer, and should be taken care of this summer. Palmer will look into this. Roberts also stated that the weeds in the gravel beds next to the chalet driveways should be addressed this summer.

### **Newsletter/Website Update**

Hunt was not present to provide a newsletter update.

### **Legal**

Roberts did not have an update on the legal report.

### **Communications from Owners**

The Association received several communications from owners regarding the updated parking rules. Two owners requested permission to add planters to their patios. One owner did not follow up with a description or photos that were requested. The other owner did provide this information, and also requested that she be able to tether her dog in her yard. The board approved her planter request as well as the request to tether the dog, as long as the owner is present and the dog is under control.

### **Old Business**

#### Declaration rewrite update

Roberts discussed the Declaration rewrite. She spoke to the Association's attorney about adding some flexibility in the section that addresses the RV parking area. The board agreed that this would be beneficial in case it is decided in the future to use this space in a different way.

#### Invoice approval process

Roberts and Wilson will finalize the invoice approval process and present it to the board at the next meeting.

### **New Business**

#### Ratify email vote regarding three cars parking abreast in chalet driveways

Wilson and Gras voted for allowing three cars to park abreast in chalet driveways. Hunt, Gregory, Stone, and Bruner voted against allowing three cars to park abreast in chalet driveways. Vehicles are not allowed to park abreast in chalet driveways.

#### Exceptions to parking rules – how to handle

Roberts discussed how to handle exceptions to the parking rules. She will draft a procedural outline for how to handle these situations and present it at the next board meeting.

#### Visitor Permit Distribution

Gras asked the board's opinion on only distributing the visitor permits to units that are owner occupied. It was agreed that an email communication will be sent to all owners, which will include the option for owners to pick up their visitor pass rather than having it left at their unit.

### **Adjournment**

Wilson moved to adjourn the meeting. Gregory seconded the motion. The meeting adjourned at 8:54 pm.



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Annette Stone, Secretary

08.03.2016

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Date