

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

Firelight Meadows

July 18, 2016

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## **Call to Order**

Karen Roberts called the meeting to order at 6:04 p.m.

Directors in attendance were Karen Roberts of unit 319, Kari Gras of units 184, A1 and B1, Laura Gregory of unit D9, and Greg Hunt of unit 278. Directors Curt Wilson of unit B2 and Annette Stone of unit B12 were present via WebEx. Director Kerry Bruner of D5 was absent. Owners Jim and Pat Lathrop of unit C15, Paul Nedved of unit 215, and Shawna Winter of unit 58 were also present. Also in attendance were Doug Shanley, CPA and Scott Hammond, Tom Davis, Mike Palmer, Michelle Everett, and Katie Coleman of Hammond Property Management (HPM).

## **Minutes of the Last Meeting**

Hunt made a motion to accept the minutes from the May 17, 2016 meeting. Gras seconded the motion. All were in favor and the motion carried.

## **Q2 2016 Financial Report**

Shanley presented the Q2 2016 Financial Report. He began with the balance sheet, and stated that the Association had \$123,427 in the operating account and \$869,388 in reserves, totaling \$992,815. He and Roberts noted that the reserve funds in the Edward Jones account are now making some interest. Shanley then discussed the budget to actuals for the chalets and condos. The chalets were over budget due to trash and maintenance and repairs. The maintenance and repairs are over budget in the chalets due to the installation of sump pumps, a transom repair, and roof leak repairs. The condos were over in the trash, maintenance and repairs, and utilities line items. Roberts presented a spreadsheet detailing the maintenance and repairs expenses.

Hunt made a motion to accept the Q2 2016 Financial Statements. Gras seconded the motion. All were in favor and the motion carried.

## **Schedule Next BOD Meeting**

The next BOD Meeting will take place on August 9, 2016 at 6:00.

Roberts discussed a few items that she noticed on campus. She stated that the new paint on campus looks great. She also noted some areas near the condos that needed to be weeded and cleaned up.

## **Old Business**

### *Parking and Towing Issues*

Roberts discussed parking and towing issues. She explained that she and HPM have dealt with many towing disputes. Davis stated that dozens of vehicles have been booted and towed since June 1<sup>st</sup>. Hammond has asked the sheriff's office for assistance in enforcing the fire lanes, but has not seen much response. Hammond and Roberts will draft a letter to the sheriff and fire department asking for added patrols and ticketing. Roberts stated that if residents asked about towing reimbursement, they should be sent the grievance procedure protocol.

### *Compactor and Trash Issues*

Roberts then discussed issues with the trash compactor. She presented some photos of trash that has been left in and around the compactor enclosure. She stated that the costs for the compactor have been significantly higher than expected. Gregory asked if the costs currently exceed what the Association had previously payed for dumpsters. Roberts and Shanley explained that the compactor costs are comparable to the dumpster costs, but the compactor has eliminated the need for curbside trash collection for the chalets. Roberts also stated that with

the amount of time that HPM spends cleaning up the trash left outside the compactor, there may be a management fee increase. Roberts then discussed the concerns with the inability to monitor who is using the compactor. The board discussed the installation of security cameras and encouraging people to take large items to the West Yellowstone transfer station or the Bozeman or Logan landfills. Palmer stated that another association that he manages orders dumpsters during the spring and fall when seasonal tenants move in or out, which the board agreed to investigate. Roberts stated that the board will discuss compensation for the HPM employees that clean up the trash during the budget meeting.

Roberts asked if the owners present had comments. Lathrop suggested installing a camera and a sign stating that the compactor area is under surveillance. Winter stated that she is very unhappy with the trim color on the red building. Roberts asked if any of the paint committee members would like to get together to look at this trim color before she leaves town.

### **Adjournment**

Hunt made a motion to adjourn. Gregory seconded the motion. All were in favor and the meeting adjourned at 7:23 pm.



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Annette Stone, Secretary

8.17.16

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Date