

Minutes of the Annual Owners Meeting

For the Association of Unit Owners of Firelight Meadows

September 11, 2015 6:00 PM, Buck's T4

Call to Order

Presiding Officer Karen Roberts called the meeting to order at 6:00 pm.

Directors in attendance were Karen Roberts of unit 319, Annette Stone of unit B12, Kari Gras of units 184, A1 and B1, Curt Wilson of unit B2, Sam Geppert of unit C1, and Laura Gregory of unit D9.

Also in attendance were owners Scott O'Connor of unit 251, Steve Cherne of unit 308, Jason Gras of units 184, A1 and B1, Twila Moon of unit 495, Marnie Hamilton of unit A17, Ron Seher of unit 162, Susan Van Eyll of unit 389, Travis Wangsgard of unit 354, Gary Williamson of unit 132, Scott Stacey of unit B18, Robert Pailithorpe of unit 433, Kerry Bruner of unit D5, Bob Cundey of unit 297, Bruce and Amy Das of unit 103, Daniel and Judy Fenner of unit 208, Ty Moline of unit 140, Christopher Johnson of unit 216, Patricia Krause of unit D12, Dan Lakatos of unit 107, and Kinga Wilson of unit B2. The following owners attended the meeting via WebEx: Greg Hunt of unit 278.

Guests were: Accountant Doug Shanley, as well as Scott Hammond, Mike Palmer, Michelle Everett, Tom Davis and Allison LeBlanc of Hammond Property Management (HPM).

Quorum Report

A quorum was established by proxy and by those in attendance.

Minutes of Last Annual Meeting

Seher made a motion to approve the 2014 Annual Owners Meeting Minutes as written. Bruce Das seconded the motion. All were in favor; none opposed. The motion carried.

Financial Report

Accountant Doug Shanley provided the Financial Report. He advised that both the condos and chalets went over budget due to the mold mitigation. Roberts then briefly explained past inspections, the work that was done this year, and the board's plan to remediate mold in the future years. She also briefly explained that when mold is present on a general common element, it is the association's responsibility, however, it is a homeowner responsibility when it is specific to one unit.

Proposed 2016 Budget

Shanley presented the 2016 proposed budget and explained that there is a 5% increase in the chalet budget and a 3% decrease for the condos. After some general budget questions from owners, it was decided that the budget will be approved once everything has been explained through the course of the meeting.

Presidents Report

Roberts discussed the exterior painting to be completed in 2016. She advised that all exterior painting is being done at one time due to Hardie Plank's requirement that painting take place in order to maintain the warranty on siding. She then discussed the special assessment needed for this work. \$1050 per unit will be special assessed in four quarterly payments, beginning with the last quarter of 2015. She explained that the governing documents allow for two types of Special Assessments. This special assessment falls under the second type that is described: "To levy and collect special assessments whenever, in the opinion of the Board, it is necessary to do so in order to meet increased administrative, operating or maintenance expenses, costs or additional capital expenses, or because of emergencies" (FLM Bylaws Section 8 Paragraph L). This type of special assessment does not require a majority vote of owners because by painting,

and therefore maintaining the siding warranty, the board has the authority to do what is necessary to maintain the assets of the condominium complex.

Roberts then discussed the board's plan to rewrite the Declaration. She explained that it needs to be rewritten from an owner's perspective because when it was initially written by the developer, it was not written in a way to benefit the HOA. She then briefly discussed the main points to be clarified during the rewrite which include clarification of what are limited common elements and general common elements, the zoning requirements for Unit CB, and the guidelines regarding the RV Parking area.

Roberts mentioned that the board will be evaluating the current collections process and look into the plausibility of foreclosure options. The group then discussed the options for dealing with owners who are in arrears. The board has already taken steps 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 are then 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. By changing this process, the association can now place liens on the property.

Roberts presented the paint colors that have been chosen by the paint committee and the renderings showing what the buildings will look like. As the decision has already been finalized to complete the exterior painting in 2016, she asked for a vote to decide on whether or not to change the paint color rather than repainting with the current colors. Sue VanEyll was opposed, all others were in favor and the decision to change paint color was approved.

A vote was then held regarding the approval of the budgets for both the chalets and the condos. None opposed for the chalet budget and none opposed for the condo budget. Both budgets were approved.

Property Management Report

Hammond presented the property management report. He discussed the major projects including the RID, vent cleaning, and siding work. There was discussion regarding rule enforcement on campus. Hammond acknowledged that there is room for improvement with enforcing rule violations. He advised that due to the major RID project, parking has been extremely difficult to enforce, however, now that the majority of the work is done, HPM will work to be more vigilant on enforcement. Hammond also announced that HPM is currently looking into other options to more thoroughly cover after hours parking issues. He will report his findings to the board at their next meeting.

Snow Removal Report

Gregory presented the snow removal report. She reported that she did not notice any issues with snow removal over the 2014/2015 winter. Owners are welcome to report any issues to her, if they notice any problems this coming winter.

Landscaping Report & Neighborhood Portfolio Report

Kari Gras provided both the Landscaping Report and the Neighborhood Portfolio Report. She advised that phase II of the landscaping plan is now back on track after the RID and other projects took precedence. She stated that two pods, similar to the ones located at the main entrance, will be placed on campus in 2016. Gras then announced some neighborhood updates including the success of the Party in the Park, the new flag, and the potential to hold a neighborhood garage sale. If any owners are interested in holding a garage sale, please contact Kari Gras.

Legal Report

Roberts stated that there are no major legal issues to report. The HOA is no longer involved in the case between an owner and accountant, Doug Shanley. She also advised that the HOA is bound to the relationship with West Fork Utilities (WFU) because it is written into the Declaration. The board is currently exploring other options regarding WFU that may better benefit the HOA.

Board Composition and Election of Officers

Karen Roberts presented the Board Composition and the Election of Officers. Two Board members have terms that will expire at the end of 2015: Curt Wilson and Annette Stone. In addition, Catherine Gild has recently sold her unit and Sam Geppert will resign at the end of 2015, making a total of four positions available. Karen Roberts requested nominations to the Board. Wilson nominated Stone, Roberts nominated Greg Hunt, Kari Gras nominated Kerry Bruner, Stone nominated Wilson and Jason Gras nominated Bruce Das.

Curt Wilson made a motion to use the populous vote. Geppert seconded the motion. All were in favor; none opposed. Ballots were distributed and the owners present voted.

The 2016 Board of Directors:

- Annette Stone of unit B12 – term expires in 2018
- Curt Wilson of unit B2 – term expires in 2018
- Kerry Bruner of unit D5 – term expires in 2018
- Greg Hunt of unit 278 - term expires in 2018
- Karen Roberts of unit 319 – term expires in 2016
- Kari Gras of units 184, A1, and B1 – term expires in 2017
- Laura Gregory of unit D09 – term expires in 2017

Old Business

Trash Compactor Update

Stone discussed the status of the trash compactor. She noted that the install came in under budget and although they ran into some operating issues in the beginning, it has proven to work very well. She advised that after the modification to allow anyone to run the hopper, there have been less issues with trash left outside. HPM continues to monitor the compactor and find ways to minimize the amount of trash surrounding it.

New Business

Leech Field

The group discussed the current issues with the leech field. Roberts explained that due to the over-burdened system use, mitigation will be needed. The group then discussed the possibility of purchasing WFU and then hooking up to Big Sky Water and Sewer. After some discussion, all were in agreement that this is an option that the board should pursue in order to get a better idea of the feasibility and the costs associated. Once final costs are determined, a vote would be needed.

Parking

Roberts presented the group with the findings regarding a potential parking expansion project. The idea was to expand parking by paving over the gravel areas on each side of the double driveways. Due to the fact that only three parking spaces could possibly fit in front of chalet garage doors with this method, the option has been dismissed because it would only cause more problems if two unit owners had to share three parking spaces in front of their respective chalets. Hammond and Davis advised that the parking shortages on campus are a direct result of property managers and employers renting to too many occupants and not requiring tenants to adhere to the Rules and Regulations. The group then discussed the RV parking area, the problems associated with it, and the possibilities for rule revisions. Roberts explained that the committee is still working towards a recommendation and once it has, the ideas presented will be voted on. Roberts asked for owners to send any ideas or input to the board.

Adjournment

Wangsgard made a motion to adjourn at 9:35 pm. Bruce Das seconded the motion. All were in favor. None opposed. The meeting adjourned.