

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

Firelight Meadows

November 17, 2016

Call to Order

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

Directors in attendance were Karen Roberts of unit 319 (via WebEx), Annette Stone of unit B12 (via WebEx), Curt Wilson of unit B2, Kari Gras of units 184, A1 and B1, Laura Gregory of unit D9, and Steve Cherne of unit 308 (via WebEx). Greg Hunt of unit 278 was absent. Owners in attendance were Katie Grice, Jeff Alger, and Travis Wangsgard. Also in attendance were Kristin Brown, the Association's attorney, and Scott Hammond, Mike Palmer, Michelle Everett, and Katie Coleman of Hammond Property Management (HPM).

Minutes of the October 25, 2016 Meeting

Roberts asked if the board had any corrections to the meeting minutes as presented. Two corrections were discussed. The minutes were approved with the corrections.

Schedule Next BOD Meeting

The next BOD Meeting will take place on December 12th at 6:00 PM.

Condo Light Fixture Replacement Bid

Palmer explained that HPM had received a bid from Tyler Electric to replace the condo building common area light fixtures. Roberts asked about some of the fixtures that were listed in the bid. Stone explained that the initial bid had some fixtures that she didn't think would provide adequate lighting. Palmer also clarified that the bid included a list of items that Tyler Electric could not do, such as drywall repairs. Hammond and Palmer stated that the bid from Tyler Electric was the only one they had received, and that they would try to get additional bids. The group discussed adding motion sensors, and Wilson stated that he felt strongly that they should still be considered. Stone explained that she is still in favor of installing them as well, and is researching options. It was agreed that Stone, Hammond, and Palmer would work together to get more quotes. Cherne asked about the number of lumens the condo lights currently have, and how many are needed. The board agreed that it could be decreased slightly.

Update on Exterior Painting Walkthrough

Palmer stated that he and another HPM employee checked each chalet with the check sheet provided by the board. Moonlight Painting took care of all the touchups except the edges of three chalet doors and one corner on one of the condo buildings. The board agreed that the final payment can be sent to the painting company.

Grice brought to the board's attention that she has heard rumors that the Association is planning a special assessment of \$25,000 per owner to address the water and sewer issues. She explained that the board may want to consider going to a meeting held by local realtors to dispel the rumors. Roberts explained that this figure may have come from one of the options that was presented at the Annual Meeting, which was to purchase the water and sewer system from Westfork Utilities and annex the system into the Big Sky Water and Sewer District's system. This option is not possible now due to the inability to be annexed into the BSWSD. The more likely (and far less expensive) option is for Westfork Utilities to address the issues with the current system. The cost of these repairs would eventually be passed down to the owners in the form of rate increases. All rate increases would have to be approved by the Public Services Commission before they take effect.

Executive Session

The board entered an executive session.

Other Business

A vote was held to hire Gale Force Property Management to handle the trash compactor. All were in favor and the vote passed.

The board also discussed a bed bug infestation in the chalets. Three units had an active infestation. HPM contacted the owners of these units as well as any neighboring units. Roberts stated that she would like to come up with an official policy at the next meeting to handle these types of situations.

Adjournment

The meeting adjourned at 8:55 PM.



Annette Stone, Secretary

3.17.17

Date