

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

Firelight Meadows

December 9, 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, Curt Wilson of unit B2, Kari Gras of units 184, A1 and B1, Laura Gregory of unit D9, Greg Hunt of unit 278 and Annette Stone of unit B12 (via WebEx). Owners in attendance were Kinga Wilson of unit B2, Billy Langer and Jessica Wyman of unit A12, Ryan and Crystal Smith of unit 216, Kim Corwin of unit C9. Scott Hammond, Tom Davis, Mike Palmer, Katie Coleman and Michelle Everett of Hammond Property Management (HPM) were also in attendance along with Doug Shanley (via WebEx).

## **Minutes of the Last Meeting**

Gras moved to accept the minutes of the October 13, 2015 meeting as presented and Hunt seconded. All were in favor and the motion carried.

## **Financial Report**

Shanley provided the financial report. Roberts explained that the financials are on a modified accrual basis. The financial statements will be switched to an accrual basis at year end. Shanley discussed the balance sheet, accounts receivable, and accounts payable. Roberts stated that liens have been placed on all accounts over 90 days past due. Shanley then discussed the profit and loss reports. He explained that the association was over budget due to the mold mitigation project that was completed in the fall.

## **Schedule Next Board Meeting**

The next board meeting will be held on January 5, 2015 at 6:00 PM.

## **Property Management Report**

Hammond presented the property management report. He stated that a HardiePlank warranty representative will come to Firelight Meadows to train the painting contractors before they start the painting project. A representative from All Coast Builders will also be on campus to address any issues that came up with the warranty work that was done in the summer of 2015. Davis discussed some of the work that was done on campus including: the installation of a fence between the C and D condo buildings, irrigation valve repairs, turning on the heat tape around campus, overseeing repairs at units that were flooded, and snow removal. Parking rule enforcement was discussed.

Roberts asked if there would be any significant repairs that would need to be completed for year end. Hammond stated that heat tape repairs would need to be done.

## **Neighborhood Report**

Gras did not have an update. Hammond stated that there were less decorative lights around campus due to some electrical wiring/code compliance issues.

## **Legal Report**

Roberts discussed the legal report. The association will move forward with a foreclosure in January.

## **Communication from Owners**

Roberts discussed a communication from an owner regarding siding. Roberts and Hammond addressed the owner's concerns.

## **Old Business**

### *RV Parking Area*

The board discussed the RV Parking area.

Wilson made a motion that the RV parking area is to be used for recreational vehicles only. Gras seconded the motion. All were in favor and the motion carried.

Wilson made a motion that two parking spaces be reserved for short term and twenty-five be used for long term rentals. Hunt seconded the motion. All were in favor and the motion carried.

Gregory made a motion that there will be one rent amount and one maximum length. Hunt seconded the motion. All were in favor and the motion carried.

Wilson made a motion that there be different rates for short term rentals and long term rentals. Hunt seconded the motion. All were in favor and the motion carried.

Wilson made a motion that the rate of \$10 per day be assessed for the short term parking spaces. Hunt seconded the motion. All were in favor and the motion carried.

Wilson made a motion that the maximum length of stay for short term parking spaces be 14 days. Gregory seconded the motion. All were in favor and the motion carried.

Gras made a motion that the long term parking spaces will have a one-year renewable term. Hunt seconded the motion. All were in favor and the motion carried.

Wilson made a motion that the rate of \$300 per year be assessed for the long term parking spaces. Gregory seconded the motion. All were in favor and the motion carried.

Hunt made a motion that the long term parking spaces be billed annually in advance, that the fees are non-refundable, and that the spaces are only available to owners in good standing. Gras seconded the motion. All were in favor and the motion carried.

Hunt made a motion that the association may revoke the usage of a long term parking space in the event that an owner is no longer in good standing. Gras seconded the motion. All were in favor and the motion carried.

Gras made a motion that owners with more than one space currently get grandfathered in and are able to keep their long term parking spaces. Hunt seconded the motion. All were in favor and the motion carried.

Hunt made a motion that if there are more than 25 owners that would like a long term parking space, a waiting list will be created. Wilson seconded the motion. All were in favor and the motion carried.

Hunt made a motion that owners must provide registration as proof of ownership. Wilson seconded the motion. All were in favor and the motion carried.

#### *Greenovision Paint Color Scheme for the Chalets*

Hunt made a motion to approve the color scheme as modified by Annette Stone. Gras seconded the motion. All were in favor and the motion carried.

#### *Condo Deck Staining*

The board discussed staining the condo decks. HPM will test out an opaque stain to see if it will allow the decks to be stained a different color.

Hunt made a motion that the color of the decks will be changed pending the success of the application. Wilson seconded the motion. All were in favor and the motion carried.

#### **New Business**

*Issues to consider when voting for board members in January*

Roberts stated that she will be moving and may not be physically present at future board meetings. She explained that she is willing to join the board meetings remotely, but wants the board to consider how important it is that the president be present.

The board thanked the owners present for coming to the meeting and providing input to the board.

Hunt suggested that the board consider creating a Facebook page for the association to keep owners updated in a more immediate way. The board agreed to consider this.

**Adjournment**

Hunt moved to adjourn the meeting. Wilson seconded the motion. Meeting adjourned at 8:25 pm.



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Annette Stone, Secretary

3.17.17

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Date