

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

Firelight Meadows

11.14.2017

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## 1. CALL TO ORDER

President Kari Gras called the meeting to order at 6:14 p.m.

## 2. ROLL CALL

### a. Board Members Present

Kari Gras, President  
Greg Hunt (Via phone)  
Steve Cherne (Via phone)  
Laura Gregory  
Jeff Alger

### b. Others Present

Scott Hammond, Hammond Property Management  
Katie Coleman, Hammond Property Management  
Dustin Long, Hammond Property Management  
Seanna Farrow, Hammond Property Management  
Pat Krause (Firelight Owner Unit D12, via phone)  
Rosalie Roeder (Firelight Owner Unit B19)  
Ruby Delzar (Firelight Owner Unit 269)  
Karla Smart (Firelight Owner Unit B09)  
Jennifer Jones (Firelight Owner 389)  
John & Kirby Adrienne (Firelight Owner 368)

## 3. APPROVAL OF MINUTES

Alger made a motion to approve the October meeting minutes as presented. Gregory seconded. All in favor and minutes were approved.

## 4. NEXT BOD MEETING DATE

The next BOD meeting is scheduled for Tuesday, January 9<sup>th</sup>, 2018 at 6:00 p.m. in the Hammond conference room.

## 5. TREASURER REPORT

Treasurer Curt Wilson was not in attendance but did submit a report.

- Checking Account: \$56,900
- Money Market Account: \$180,000
- Total Operating Funds on Hand: \$236,900
- Savings Account: \$156,700
- Edward Jones Account: \$762,200
- Total Reserve Funds: \$918,900

\$50,000 will be transferred from Savings Account to Edward Jones this month.

## **6. QUICKBOOKS UPGRADE**

For Wilson to continue work as Treasurer an upgrade cost of \$200 will be paid by the HOA, agreed upon by the BOD for a required QuickBooks software update. Communication prior to the meeting was had between all board members.

## **7. MANAGERS REPORT**

The managers report was received and accepted. Main points from Dustin Long included:

- a. Completed first phase of mulch project
- b. Began RV renewal process
- c. Installed new delineators around campus
- d. Concentrated on getting as much of the landscaping project accomplished as possible before winter
- e. Repaired multiple heat-tape sections on Condos and Chalets. Plugged in all heat-tape at Chalets.
- f. After-hours response to leak in Condo Building D. Coordinating repairs with Buffalo Restoration.
- g. Corresponded with Dish Network customer service department regarding Building B service issues
- h. Communicate with owner requesting hard-copy communication records and began monthly mailing of communication

Long noted that there is a great snow removal crew this winter. The current threshold for plowing on campus is 2” of snow accumulation. The group discussed this may be a bit excessive and to consider adjusting the frequency of plowing and targeting the North facing areas with more snow.

## **8. LANDSCAPING REPORT**

The landscaping report was presented by Laura Gregory. The highlights of her report included:

- The current budget will not allow finishing the last third of the landscaping project that is currently underway. Gregory is going to look into this. Some invoices may not have been accounted for at this time and could have made an impact.
- Some 2018 line-items to consider for landscaping include signage around campus and the playground area. Gras noted that these items were considered during the campus walkthrough this fall and can be incorporated.

Rosalie Roeder asked if there is anything in the landscaping budget to allocate more trees to hide the parking area of Building B and C. Long stated that Spruce and Choke Cherry trees were planted. Gregory commented that the campus is looked at as a whole and dead trees in that area were replaced. Rather than installing a fence, the trees created a “natural fence”. Maintaining these trees for privacy purposes is a long-term goal of the Landscaping committee. Karla Smart asked about the process of owners buying and planting their own trees. Gregory encouraged owners to do this and suggested the possibility of the HOA matching each tree bought by an owner. She will submit a proposal to the board for consideration and possible approval. Gras stated that \$45,227 is currently approved for the 2018 landscaping budget. This completed the Landscaping Report.

## **9. PARKING COMMITTEE UPDATE**

Alger and Gras presented the Parking Committee update. The majority of those present at the Annual Meeting were in agreement of adding temporary parking on campus. The determined location is between the Condo and Chalet building. Temporary parking will entail gravel laid over weed mat, no pavement at this time. The main goal is to improve the functionality of campus parking.

The next goal is to figure out where a more permanent parking solution is possible. The parking issue is more of a chalet issue; however, a future solution will likely be a campus wide expense if/when approved. The next step for the BOD is to implement a plan and get estimates. Jennifer Jones stated she is willing to volunteer on the Parking Committee.

#### **10. PARKING PROPOSAL ESTIMATE**

Dustin Long measured the area mentioned above for overflow parking and oversized vehicles. The estimate from JC Knaub was for \$4,732.00. This would add approximately 12 parking spaces. Gras motioned to move forward with the additional spaces at the described location. Alger seconded. Three in favor, 2 opposed. The motion is passed.

#### **11. DISTRIBUTION OF RULES AND REGULATIONS (CONDENSED)**

Gras distributed via email the list of condensed Rules and Regulation for Firelight. The BOD plans to work on the list further before distributing a finalized list to owners.

#### **12. OWNER COMMUNICATION**

Owner communication included letters from Patricia Krause and Rosalie Roeder, as well as Jennifer Jones and Gary McMichael.

- a. Patricia Krause voiced her concern about the way the Condo fees are determined and the discrepancy about how Condos and Chalets are divided up. Gras stated that there are Limited Common Elements to each and isn't sure at this time how the attorney will address this.
- b. The response letter for Jennifer Jones awaits board approval before being sent to her.

#### **13. ITEMS ALLOWED ON DECKS/PATIOS – FINAL**

Alger submitted to the board a proposed list of items allowed and not allowed to be stored on decks and patios. After group discussion, Alger motioned to approve the proposed list. Gregory seconded. Two opposed, three in favor. Council advised that this motion will not pass without an amendment to the Declarations and the motion was tabled.

#### **14. SATELLITES**

The current satellite issue on campus is isolated to Building B – there has been no satellite TV as of October 28<sup>th</sup>, stated by Roeder. Coleman has been working diligently to solve the issue, in communication with both LinkUs and Earthlink technicians for bids and solutions. Dish Network technicians have not been able to provide a solution to the problem without permission from the BOD. Issues have been reported by both Rosalie Roeder of Unit B-19, and Richard Schwalbe of Unit B-07 who have communicated with HPM and Dish Network. Gregory stated a similar issue she experienced with the Stillwater condos at which point she communicated with Earthlink who was willing to help remedy the issue. She noted that under their updated policy, Dish is not willing to service units with a limited number of satellite dishes. Going through a third party such as Earthlink or LinkUs may be of additional cost, but a more effective answer to the problem. Hammond commented that the HOA or Building B should be responsible for the costs accrued. Further research needs to be done.

**15. OWNER QUESTIONS Or COMMENTS**

Gras mentioned on Annette Stone's behalf that the cardboard recycling is going very well so far, and saving on the amount of trash in the compactor. Around Christmas we may need to request an additional pick up. No other comments or questions.

**16. ADJOURN**

Gras made a motion to adjourn. Gregory seconded the motion. The meeting adjourned at 8:43 p.m. and the meeting went into Executive session.

**SECRETARY'S CERTIFICATE**

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

\_\_\_\_\_  
Annette Stone, Secretary

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Date