



**THE ASSOCIATION OF UNIT OWNERS OF FIRELIGHT MEADOWS  
CONDOMINIUMS, INC.**

**BOARD OF DIRECTORS MEETING**

<b>Date:</b> Tuesday January 9 <sup>th</sup> , 2018	<b>Time:</b> 6:00 p.m. MDST	<b>Location:</b> Hammond Property Management 50 Meadow Village Drive Big Sky, MT 59716
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<b>Agenda</b>		<b>Presenter</b>	<b>Action Required</b>
6:00	Call to Order	Kari Gras	-
	• Member Forum		
	Minutes of Last Board Meeting	Kari Gras	Approve
	Schedule Next BOD Meeting	All	
	• February – Tuesday, 2/13/18		
<b>Financial</b>			
6:15	Financial Report of 4 <sup>th</sup> Quarter	Doug Shanley	Discuss
	Annual Report of financials	Doug Shanley	Discuss
<b>Reports</b>			
6:45	Property Management Report	HPM	Discuss/Accept
	Communication from Owners	HPM	Discuss
	Snow Removal Report	Laura Gregory	Discuss/Accept
<b>Old Business</b>			
7:15	Parking	Sean Gale/ Julia Roberts	Discuss
<b>New Business</b>			
7:45	New Board member – any volunteers	Kari Gras	Discuss/Accept
<b>Other Business</b>			
8:00	Adjourn	Kari Gras	-

# 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. 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. Communication via email 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 finished the last third of the landscaping project currently underway. There will be more research into this as Gregory doesn't recall this being the case. Some invoices may not have been accounted for at this time and could affect this.
- 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, for privacy. Maintaining these trees for privacy purposed is a long-term goal of the Landscaping concerns. 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 of this 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 agreeance 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 divvied 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 campus decks and patios. After discussion, Alger motioned to approve the proposed list. Gregory seconded. Two opposed, three in favor. Cherne stated that according to page 6, section 8D of the Bylaws this is not a legal motion without 60% of BOD approval. The motion is not passed.

## **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

\_\_\_\_\_  
Date

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Quarterly Assessment Income</b>			
Chalet - Quarterly Assessment	463,488.00	463,397.00	91.00
Condo - Quarterly Assessment	312,000.00	311,881.00	119.00
<b>Total Quarterly Assessment Income</b>	775,488.00	775,278.00	210.00
<b>Finance and Late Fee Charges</b>			
ABATED INT/PENALTIES	-107.82	0.00	-107.82
Finance and Late Fee Charges - Other	1,482.78	0.00	1,482.78
<b>Total Finance and Late Fee Charges</b>	1,374.96	0.00	1,374.96
<b>Membership Dues</b>	9,600.00	0.00	9,600.00
<b>Parking Income</b>	6,590.00	0.00	6,590.00
<b>BAD DEBT INCOME</b>	0.00	0.00	0.00
<b>Fine Income for Violations</b>	400.00	0.00	400.00
<b>Total Income</b>	793,452.96	775,278.00	18,174.96
<b>Gross Profit</b>	793,452.96	775,278.00	18,174.96
<b>Expense</b>			
<b>General Common Expenses</b>			
<b>Insurance</b>			
Chalets	47,249.90	52,227.00	-4,977.10
Condo	29,205.97	30,673.00	-1,467.03
<b>Total Insurance</b>	76,455.87	82,900.00	-6,444.13
<b>Compactor Electricity</b>	889.88	751.00	138.88
<b>Landscape</b>			
Condo-Landscape & Sprinkler	16,591.89	16,317.00	274.89
Chalet-Landscape&Sprinkler	28,251.04	27,783.00	468.04
Landscape Upgrade - Condo	5,654.71	2,849.00	2,805.71
Landscape Upgrade - Chalet	9,628.31	4,851.00	4,777.31
<b>Total Landscape</b>	60,125.95	51,800.00	8,325.95
<b>Trash Removal</b>			
Trash Removal - Chalet 63%	24,096.84	23,084.00	1,012.84
Trash Removal - Condo 37%	14,562.11	13,557.00	1,005.11
<b>Total Trash Removal</b>	38,658.95	36,641.00	2,017.95
<b>Maintenance &amp; Repairs</b>			
Mold Mitigation	29,940.00	30,300.00	-360.00
Maintenance & Repair - Painting	280.74	420.00	-139.26
Maintenance and Repair - Misc	43,364.30	41,175.00	2,189.30
Lawn Sprinkler Repairs	6,585.23	6,600.00	-14.77
<b>Total Maintenance &amp; Repairs</b>	80,170.27	78,495.00	1,675.27
<b>Snow Removal</b>			
Snow Removal - Chalet 63%	70,140.00	70,140.00	0.00
Snow Removal - Condo 37%	41,193.36	41,193.00	0.36
<b>Total Snow Removal</b>	111,333.36	111,333.00	0.36
<b>Roof Snow Removal</b>			
Condo Roof Snow Removal 37%	950.90	1,110.00	-159.10
Chalet Roof Snow Removal 63%	1,619.10	1,890.00	-270.90
<b>Total Roof Snow Removal</b>	2,570.00	3,000.00	-430.00

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget
<b>Management Company</b>			
Chalet Basic Fee 63%	60,681.48	67,906.00	-7,224.52
Condo Basic Fee 37%	35,638.36	39,881.00	-4,242.64
<b>Total Management Company</b>	96,319.84	107,787.00	-11,467.16
<b>Accounting</b>			
Accounting - Chalet 63%	10,008.84	10,159.00	-150.16
Accounting - Condo 37%	5,878.20	5,966.00	-87.80
<b>Total Accounting</b>	15,887.04	16,125.00	-237.96
<b>Legal</b>			
Legal - Chalet 63%	5,974.62	6,300.00	-325.38
Legal - Condo 37%	3,508.88	3,700.00	-191.12
<b>Total Legal</b>	9,483.50	10,000.00	-516.50
<b>Office Expense</b>			
Online Document Storage	825.00	0.00	825.00
Office Supplies			
Chalet Office Supplies 63%	792.90	2,235.00	-1,442.10
Condo Office Supplies 37%	465.66	1,313.00	-847.34
<b>Total Office Supplies</b>	1,258.56	3,548.00	-2,289.44
<b>Total Office Expense</b>	2,083.56	3,548.00	-1,464.44
<b>Postage &amp; Delivery</b>			
Chalet 63%	79.23	126.00	-46.77
Condo 37%	46.57	74.00	-27.43
<b>Total Postage &amp; Delivery</b>	125.80	200.00	-74.20
<b>Taxes</b>			
Taxes - Chalet	652.68	1,481.00	-828.32
Taxes - Condo	383.32	870.00	-486.68
<b>Total Taxes</b>	1,036.00	2,351.00	-1,315.00
<b>Bad Debt</b>	5,990.26	12,000.00	-6,009.74
<b>Meeting Expense</b>			
Meeting Expense Condo	621.67	925.00	-303.33
Meeting Expense Chalet	1,058.50	1,575.00	-516.50
<b>Total Meeting Expense</b>	1,680.17	2,500.00	-819.83
<b>Licenses and Fees</b>			
License & Fees - Chalet 63%	0.00	9.00	-9.00
License & Fees - Condo 37%	0.00	6.00	-6.00
<b>Total Licenses and Fees</b>	0.00	15.00	-15.00
<b>Total General Common Expenses</b>	502,810.45	519,446.00	-16,635.55
<b>Limited Common Expense - Chalet</b>			
Chimney Cleaning - Chalet	9,900.00	10,000.00	-100.00
Parking Management Chalet	13,857.00	12,000.00	1,857.00
<b>Total Limited Common Expense - Chalet</b>	23,757.00	22,000.00	1,757.00
<b>Limited Common Expense - Condo</b>			
Condo Utilities - Building	11,978.78	20,200.00	-8,221.22
Reimbursement SnowMelt Electric	1,487.20	1,600.00	-112.80

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget
Telephone Condo Fire Alarm Syst	4,528.18	4,800.00	-271.82
Condo - Cleaning and Rugs	16,740.00	16,740.00	0.00
Fire Alarm System Monitoring	2,830.50	3,000.00	-169.50
Fire Extinguisher Inspection	2,099.00	2,400.00	-301.00
<b>Total Limited Common Expense - Condo</b>	<b>39,663.66</b>	<b>48,740.00</b>	<b>-9,076.34</b>
<b>Total Expense</b>	<b>566,231.11</b>	<b>590,186.00</b>	<b>-23,954.89</b>
<b>Net Ordinary Income</b>	<b>227,221.85</b>	<b>185,092.00</b>	<b>42,129.85</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	750.00	0.00	750.00
Insurance Claim Income	5.26	0.00	5.26
Interest Income	13,231.35	0.00	13,231.35
<b>Total Other Income</b>	<b>13,986.61</b>	<b>0.00</b>	<b>13,986.61</b>
<b>Other Expense</b>			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	185,094.00	185,094.00	0.00
<b>Total Other Expense</b>	<b>185,094.00</b>	<b>185,094.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-171,107.39</b>	<b>-185,094.00</b>	<b>13,986.61</b>
<b>Net Income</b>	<b>56,114.46</b>	<b>-2.00</b>	<b>56,116.46</b>

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual - Chalet**  
**January through December 2017**

	Jan - Dec 17	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	463,488.00	463,397.00	91.00
<b>Total Quarterly Assessment Income</b>	<b>463,488.00</b>	<b>463,397.00</b>	<b>91.00</b>
Finance and Late Fee Charges			
ABATED INT/PENALTIES	-107.82	0.00	-107.82
Finance and Late Fee Charges - Other	1,174.42	0.00	1,174.42
<b>Total Finance and Late Fee Charges</b>	<b>1,066.60</b>	<b>0.00</b>	<b>1,066.60</b>
Membership Dues	7,200.00	0.00	7,200.00
Parking Income	4,410.00	0.00	4,410.00
BAD DEBT INCOME	0.00	0.00	0.00
Fine Income for Violations	400.00	0.00	400.00
<b>Total Income</b>	<b>476,564.60</b>	<b>463,397.00</b>	<b>13,167.60</b>
<b>Gross Profit</b>	<b>476,564.60</b>	<b>463,397.00</b>	<b>13,167.60</b>
<b>Expense</b>			
General Common Expenses			
Insurance			
Chalets	47,249.90	52,227.00	-4,977.10
<b>Total Insurance</b>	<b>47,249.90</b>	<b>52,227.00</b>	<b>-4,977.10</b>
Compactor Electricity	560.64	473.00	87.64
Landscape			
Chalet-Landscape&Sprinkler	28,251.04	27,783.00	468.04
Landscape Upgrade - Chalet	9,628.31	4,851.00	4,777.31
<b>Total Landscape</b>	<b>37,879.35</b>	<b>32,634.00</b>	<b>5,245.35</b>
Trash Removal			
Trash Removal - Chalet 63%	24,096.84	23,084.00	1,012.84
<b>Total Trash Removal</b>	<b>24,096.84</b>	<b>23,084.00</b>	<b>1,012.84</b>
Maintenance & Repairs			
Mold Mitigation	18,862.20	18,900.00	-37.80
Maintenance & Repair - Painting	176.87	240.00	-63.13
Maintenance and Repair - Misc	33,328.73	25,225.00	8,103.73
Lawn Sprinkler Repairs	4,148.71	4,200.00	-51.29
<b>Total Maintenance &amp; Repairs</b>	<b>56,516.51</b>	<b>48,565.00</b>	<b>7,951.51</b>
Snow Removal			
Snow Removal - Chalet 63%	70,140.00	70,140.00	0.00
<b>Total Snow Removal</b>	<b>70,140.00</b>	<b>70,140.00</b>	<b>0.00</b>
Roof Snow Removal			
Chalet Roof Snow Removal 63%	1,619.10	1,890.00	-270.90
<b>Total Roof Snow Removal</b>	<b>1,619.10</b>	<b>1,890.00</b>	<b>-270.90</b>
Management Company			
Chalet Basic Fee 63%	60,681.48	67,906.00	-7,224.52
<b>Total Management Company</b>	<b>60,681.48</b>	<b>67,906.00</b>	<b>-7,224.52</b>
Accounting			
Accounting - Chalet 63%	10,008.84	10,159.00	-150.16
<b>Total Accounting</b>	<b>10,008.84</b>	<b>10,159.00</b>	<b>-150.16</b>
Legal			
Legal - Chalet 63%	5,974.62	6,300.00	-325.38
<b>Total Legal</b>	<b>5,974.62</b>	<b>6,300.00</b>	<b>-325.38</b>
Office Expense			
Online Document Storage	519.75	0.00	519.75
Office Supplies			
Chalet Office Supplies 63%	792.90	2,235.00	-1,442.10
<b>Total Office Supplies</b>	<b>792.90</b>	<b>2,235.00</b>	<b>-1,442.10</b>
<b>Total Office Expense</b>	<b>1,312.65</b>	<b>2,235.00</b>	<b>-922.35</b>
Postage & Delivery			
Chalet 63%	79.23	126.00	-46.77
<b>Total Postage &amp; Delivery</b>	<b>79.23</b>	<b>126.00</b>	<b>-46.77</b>
Taxes			
Taxes - Chalet	652.68	1,481.00	-828.32
<b>Total Taxes</b>	<b>652.68</b>	<b>1,481.00</b>	<b>-828.32</b>
Bad Debt	3,773.86	7,560.00	-3,786.14

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual - Chalet**  
**January through December 2017**

	Jan - Dec 17	Budget	\$ Over Budget
<b>Meeting Expense</b>			
Meeting Expense Chalet	1,058.50	1,575.00	-516.50
<b>Total Meeting Expense</b>	1,058.50	1,575.00	-516.50
<b>Licenses and Fees</b>			
License & Fees - Chalet 63%	0.00	9.00	-9.00
<b>Total Licenses and Fees</b>	0.00	9.00	-9.00
<b>Total General Common Expenses</b>	321,604.20	326,364.00	-4,759.80
<b>Limited Common Expense - Chalet</b>			
Chimney Cleaning - Chalet	9,900.00	10,000.00	-100.00
Parking Management Chalet	13,857.00	12,000.00	1,857.00
<b>Total Limited Common Expense - Chalet</b>	23,757.00	22,000.00	1,757.00
<b>Total Expense</b>	345,361.20	348,364.00	-3,002.80
<b>Net Ordinary Income</b>	131,203.40	115,033.00	16,170.40
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	500.00	0.00	500.00
Insurance Claim Income	0.00	0.00	0.00
Interest Income	8,339.04	0.00	8,339.04
<b>Total Other Income</b>	8,839.04	0.00	8,839.04
<b>Other Expense</b>			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	115,034.00	115,034.00	0.00
<b>Total Other Expense</b>	115,034.00	115,034.00	0.00
<b>Net Other Income</b>	-106,194.96	-115,034.00	8,839.04
<b>Net Income</b>	<b>25,008.44</b>	<b>-1.00</b>	<b>25,009.44</b>

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual - Condo**  
**January through December 2017**

	Jan - Dec 17	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Quarterly Assessment Income			
Condo - Quarterly Assessment	312,000.00	311,881.00	119.00
<b>Total Quarterly Assessment Income</b>	<b>312,000.00</b>	<b>311,881.00</b>	<b>119.00</b>
Finance and Late Fee Charges			
ABATED INT/PENALTIES	0.00	0.00	0.00
Finance and Late Fee Charges - Other	308.36	0.00	308.36
<b>Total Finance and Late Fee Charges</b>	<b>308.36</b>	<b>0.00</b>	<b>308.36</b>
Membership Dues	2,400.00	0.00	2,400.00
Parking Income	2,180.00	0.00	2,180.00
BAD DEBT INCOME	0.00	0.00	0.00
Fine Income for Violations	0.00	0.00	0.00
<b>Total Income</b>	<b>316,888.36</b>	<b>311,881.00</b>	<b>5,007.36</b>
<b>Gross Profit</b>	<b>316,888.36</b>	<b>311,881.00</b>	<b>5,007.36</b>
<b>Expense</b>			
General Common Expenses			
Insurance			
Condo	29,205.97	30,673.00	-1,467.03
<b>Total Insurance</b>	<b>29,205.97</b>	<b>30,673.00</b>	<b>-1,467.03</b>
Compactor Electricity	329.24	278.00	51.24
Landscape			
Condo-Landscape & Sprinkler	16,591.89	16,317.00	274.89
Landscape Upgrade - Condo	5,654.71	2,849.00	2,805.71
<b>Total Landscape</b>	<b>22,246.60</b>	<b>19,166.00</b>	<b>3,080.60</b>
Trash Removal			
Trash Removal - Condo 37%	14,562.11	13,557.00	1,005.11
<b>Total Trash Removal</b>	<b>14,562.11</b>	<b>13,557.00</b>	<b>1,005.11</b>
Maintenance & Repairs			
Mold Mitigation	11,077.80	11,400.00	-322.20
Maintenance & Repair - Painting	103.87	180.00	-76.13
Maintenance and Repair - Misc	10,035.57	15,950.00	-5,914.43
Lawn Sprinkler Repairs	2,436.52	2,400.00	36.52
<b>Total Maintenance &amp; Repairs</b>	<b>23,653.76</b>	<b>29,930.00</b>	<b>-6,276.24</b>
Snow Removal			
Snow Removal - Condo 37%	41,193.36	41,193.00	0.36
<b>Total Snow Removal</b>	<b>41,193.36</b>	<b>41,193.00</b>	<b>0.36</b>
Roof Snow Removal			
Condo Roof Snow Removal 37%	950.90	1,110.00	-159.10
<b>Total Roof Snow Removal</b>	<b>950.90</b>	<b>1,110.00</b>	<b>-159.10</b>
Management Company			
Condo Basic Fee 37%	35,638.36	39,881.00	-4,242.64
<b>Total Management Company</b>	<b>35,638.36</b>	<b>39,881.00</b>	<b>-4,242.64</b>
Accounting			
Accounting - Condo 37%	5,878.20	5,966.00	-87.80
<b>Total Accounting</b>	<b>5,878.20</b>	<b>5,966.00</b>	<b>-87.80</b>
Legal			
Legal - Condo 37%	3,508.88	3,700.00	-191.12
<b>Total Legal</b>	<b>3,508.88</b>	<b>3,700.00</b>	<b>-191.12</b>
Office Expense			
Online Document Storage	305.25	0.00	305.25
Office Supplies			
Condo Office Supplies 37%	465.66	1,313.00	-847.34
<b>Total Office Supplies</b>	<b>465.66</b>	<b>1,313.00</b>	<b>-847.34</b>
<b>Total Office Expense</b>	<b>770.91</b>	<b>1,313.00</b>	<b>-542.09</b>
Postage & Delivery			
Condo 37%	46.57	74.00	-27.43
<b>Total Postage &amp; Delivery</b>	<b>46.57</b>	<b>74.00</b>	<b>-27.43</b>
Taxes			
Taxes - Condo	383.32	870.00	-486.68
<b>Total Taxes</b>	<b>383.32</b>	<b>870.00</b>	<b>-486.68</b>
Bad Debt	2,216.40	4,440.00	-2,223.60

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual - Condo**  
**January through December 2017**

	Jan - Dec 17	Budget	\$ Over Budget
<b>Meeting Expense</b>			
Meeting Expense Condo	621.67	925.00	-303.33
<b>Total Meeting Expense</b>	621.67	925.00	-303.33
<b>Licenses and Fees</b>			
License & Fees - Condo 37%	0.00	6.00	-6.00
<b>Total Licenses and Fees</b>	0.00	6.00	-6.00
<b>Total General Common Expenses</b>	181,206.25	193,082.00	-11,875.75
<b>Limited Common Expense - Condo</b>			
Condo Utilities - Building	11,978.78	20,200.00	-8,221.22
Reimbursement SnowMelt Electric	1,487.20	1,600.00	-112.80
Telephone Condo Fire Alarm Syst	4,528.18	4,800.00	-271.82
Condo - Cleaning and Rugs	16,740.00	16,740.00	0.00
Fire Alarm System Monitoring	2,830.50	3,000.00	-169.50
Fire Extinguisher Inspection	2,099.00	2,400.00	-301.00
<b>Total Limited Common Expense - Condo</b>	39,663.66	48,740.00	-9,076.34
<b>Total Expense</b>	220,869.91	241,822.00	-20,952.09
<b>Net Ordinary Income</b>	96,018.45	70,059.00	25,959.45
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	250.00	0.00	250.00
Insurance Claim Income	5.26	0.00	5.26
Interest Income	4,892.31	0.00	4,892.31
<b>Total Other Income</b>	5,147.57	0.00	5,147.57
<b>Other Expense</b>			
Reserve Contribution	70,060.00	70,060.00	0.00
<b>Total Other Expense</b>	70,060.00	70,060.00	0.00
<b>Net Other Income</b>	-64,912.43	-70,060.00	5,147.57
<b>Net Income</b>	<b>31,106.02</b>	<b>-1.00</b>	<b>31,107.02</b>

**Firelight Meadows Owners Association**  
**Profit & Loss by Class - Year to Date**  
 January through December 2017

	CHALET	CONDO	TOTAL
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	463,488.00	0.00	463,488.00
Condo - Quarterly Assessment	0.00	312,000.00	312,000.00
<b>Total Quarterly Assessment Income</b>	<b>463,488.00</b>	<b>312,000.00</b>	<b>775,488.00</b>
Finance and Late Fee Charges			
ABATED INT/PENALTIES	-107.82	0.00	-107.82
Finance and Late Fee Charges - Other	1,174.42	308.36	1,482.78
<b>Total Finance and Late Fee Charges</b>	<b>1,066.60</b>	<b>308.36</b>	<b>1,374.96</b>
Membership Dues	7,200.00	2,400.00	9,600.00
Parking Income	4,410.00	2,180.00	6,590.00
Fine Income for Violations	400.00	0.00	400.00
<b>Total Income</b>	<b>476,564.60</b>	<b>316,888.36</b>	<b>793,452.96</b>
<b>Gross Profit</b>	<b>476,564.60</b>	<b>316,888.36</b>	<b>793,452.96</b>
<b>Expense</b>			
General Common Expenses			
Insurance			
Chalets	47,249.90	0.00	47,249.90
Condo	0.00	29,205.97	29,205.97
<b>Total Insurance</b>	<b>47,249.90</b>	<b>29,205.97</b>	<b>76,455.87</b>
Compactor Electricity	560.64	329.24	889.88
Landscape			
Condo-Landscape & Sprinkler	0.00	16,591.89	16,591.89
Chalet-Landscape&Sprinkler	28,251.04	0.00	28,251.04
Landscape Upgrade - Condo	0.00	5,654.71	5,654.71
Landscape Upgrade - Chalet	9,628.31	0.00	9,628.31
<b>Total Landscape</b>	<b>37,879.35</b>	<b>22,246.60</b>	<b>60,125.95</b>
Trash Removal			
Trash Removal - Chalet 63%	24,096.84	0.00	24,096.84
Trash Removal - Condo 37%	0.00	14,562.11	14,562.11
<b>Total Trash Removal</b>	<b>24,096.84</b>	<b>14,562.11</b>	<b>38,658.95</b>
Maintenance & Repairs			
Mold Mitigation	18,862.20	11,077.80	29,940.00
Maintenance & Repair - Painting	176.87	103.87	280.74
Maintenance and Repair - Misc	33,328.73	10,035.57	43,364.30
Lawn Sprinkler Repairs	4,148.71	2,436.52	6,585.23
<b>Total Maintenance &amp; Repairs</b>	<b>56,516.51</b>	<b>23,653.76</b>	<b>80,170.27</b>
Snow Removal			
Snow Removal - Chalet 63%	70,140.00	0.00	70,140.00
Snow Removal - Condo 37%	0.00	41,193.36	41,193.36
<b>Total Snow Removal</b>	<b>70,140.00</b>	<b>41,193.36</b>	<b>111,333.36</b>
Roof Snow Removal			
Condo Roof Snow Removal 37%	0.00	950.90	950.90
Chalet Roof Snow Removal 63%	1,619.10	0.00	1,619.10
<b>Total Roof Snow Removal</b>	<b>1,619.10</b>	<b>950.90</b>	<b>2,570.00</b>
Management Company			
Chalet Basic Fee 63%	60,681.48	0.00	60,681.48
Condo Basic Fee 37%	0.00	35,638.36	35,638.36
<b>Total Management Company</b>	<b>60,681.48</b>	<b>35,638.36</b>	<b>96,319.84</b>
Accounting			
Accounting - Chalet 63%	10,008.84	0.00	10,008.84
Accounting - Condo 37%	0.00	5,878.20	5,878.20
<b>Total Accounting</b>	<b>10,008.84</b>	<b>5,878.20</b>	<b>15,887.04</b>
Legal			
Legal - Chalet 63%	5,974.62	0.00	5,974.62
Legal - Condo 37%	0.00	3,508.88	3,508.88
<b>Total Legal</b>	<b>5,974.62</b>	<b>3,508.88</b>	<b>9,483.50</b>
Office Expense			
Online Document Storage	519.75	305.25	825.00
Office Supplies			
Chalet Office Supplies 63%	792.90	0.00	792.90
Condo Office Supplies 37%	0.00	465.66	465.66
<b>Total Office Supplies</b>	<b>792.90</b>	<b>465.66</b>	<b>1,258.56</b>
<b>Total Office Expense</b>	<b>1,312.65</b>	<b>770.91</b>	<b>2,083.56</b>
Postage & Delivery			
Chalet 63%	79.23	0.00	79.23

**Firelight Meadows Owners Association**  
**Profit & Loss by Class - Year to Date**  
**January through December 2017**

	CHALET	CONDO	TOTAL
Condo 37%	0.00	46.57	46.57
Total Postage & Delivery	79.23	46.57	125.80
Taxes			
Taxes - Chalet	652.68	0.00	652.68
Taxes - Condo	0.00	383.32	383.32
Total Taxes	652.68	383.32	1,036.00
Bad Debt	3,773.86	2,216.40	5,990.26
Meeting Expense			
Meeting Expense Condo	0.00	621.67	621.67
Meeting Expense Chalet	1,058.50	0.00	1,058.50
Total Meeting Expense	1,058.50	621.67	1,680.17
Total General Common Expenses	321,604.20	181,206.25	502,810.45
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	9,900.00	0.00	9,900.00
Parking Management Chalet	13,857.00	0.00	13,857.00
Total Limited Common Expense - Chalet	23,757.00	0.00	23,757.00
Limited Common Expense - Condo			
Condo Utilities - Building	0.00	11,978.78	11,978.78
Reimbursement SnowMelt Electric	0.00	1,487.20	1,487.20
Telephone Condo Fire Alarm Syst	0.00	4,528.18	4,528.18
Condo - Cleaning and Rugs	0.00	16,740.00	16,740.00
Fire Alarm System Monitoring	0.00	2,830.50	2,830.50
Fire Extinguisher Inspection	0.00	2,099.00	2,099.00
Total Limited Common Expense - Condo	0.00	39,663.66	39,663.66
Total Expense	345,361.20	220,869.91	566,231.11
Net Ordinary Income	131,203.40	96,018.45	227,221.85
Other Income/Expense			
Other Income			
Postage Income	500.00	250.00	750.00
Insurance Claim Income	0.00	5.26	5.26
Interest Income	8,339.04	4,892.31	13,231.35
Total Other Income	8,839.04	5,147.57	13,986.61
Other Expense			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	115,034.00	70,060.00	185,094.00
Total Other Expense	115,034.00	70,060.00	185,094.00
Net Other Income	-106,194.96	-64,912.43	-171,107.39
Net Income	<b>25,008.44</b>	<b>31,106.02</b>	<b>56,114.46</b>

## Firelight Meadows Owners Association

01/05/18

## Balance Sheet

Accrual Basis

As of December 31, 2017

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
BSWB 113 557 Operating	11,411.35
BSWB 001 164 Money Market	160,051.37
Total Operating Bank Accounts	<u>171,462.72</u>
Reserve Bank Accounts	
American Bank 2739	107,036.98
Edward D Jones	820,451.04
Total Reserve Bank Accounts	<u>927,488.02</u>
Total Checking/Savings	1,098,950.74
Accounts Receivable	
Accounts Receivable	27,366.18
Accounts Receivable Reserve	-23,244.09
Total Accounts Receivable	<u>4,122.09</u>
Other Current Assets	
Interest Receivable	3,946.99
Total Other Current Assets	<u>3,946.99</u>
Total Current Assets	<u>1,107,019.82</u>
<b>TOTAL ASSETS</b>	<b><u>1,107,019.82</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,358.18
Total Accounts Payable	<u>11,358.18</u>
Other Current Liabilities	
Prepaid Assessments	5,444.00
Total Other Current Liabilities	<u>5,444.00</u>
Total Current Liabilities	<u>16,802.18</u>
Total Liabilities	16,802.18
Equity	
Reserve Fund Balance	917,060.27
Retained Earnings	117,042.91
Net Income	56,114.46
Total Equity	<u>1,090,217.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>1,107,019.82</u></b>

Firelight Meadows BOD Meeting  
January 9<sup>th</sup>, 2018

**Manager's Report**

- Fired-up heat tape on condos.
- Coordinated repairs to multiple GFCI outlets.
- Coordinated repairs to heat tape.
- Coordinated installation of temporary parking on corner of Firelight Drive.
- Shoveled out fire hydrants.
- Removed icicles around campus.
- Made repairs to trash compactor.
- Provided snow removal of campus.
- Added additional delineators to campus.
- Towed abandoned vehicles.
- Removed abandoned bicycles from campus
- Provided access to crawl spaces for satellite providers.
- Coordinated repairs to street lights. On-going.
- Obtained bid for Big Sky Clean to clean condo common-areas.
- Scheduled carpet cleaning for condos. **(Discussion)**
- Ordered boot brushes for condos. Will install this week.
- Issues multiple violations for loose pets, trash cans, etc.
- Communicated with owners and contractors regarding satellite issues in building B.
- Communicated directly with owners regarding specific units in violation of parking rules.
- Coordinated the renewal of RV parking spaces.
- Mailed communication to owners requesting hard copies via USPS.

Firelight BOD Meeting | January 9<sup>th</sup>, 2018  
**Full Focus Notices - November 2017-January 2018**

FLM 173 – Parking in Lawn. Violation notice sent, no fine.

FLM 80 – Pets unleashed, and pet waste not picked up.

FLM 58 – Vehicle parked in lawn. Violation notice sent, no fine.

FLM 80 – Loose dog & pet waste, second notice. \$100 fine.

FLM 124 - Complaints of vehicles associated with Firelight 124 Candlelight parking in undesignated areas. Warned of fine and/or towing.

FLM 140 - Complaints of vehicles associated with Firelight 140 Candlelight Dr. parking in undesignated areas. Warned of fine and/or towing.

FLM 328 – Trash violation. Notice and warning sent. Trash removed.

FLM 114 – Blocking neighboring units from being able to leave their driveway. Warning sent.

*Communications from Owners*  
*January 9<sup>th</sup>, 2018*

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**Firelight Owner, Ted McClanahan Unit 517 – Parking**

**From:** Ted McClanahan [mailto:tmccclanahan95@gmail.com]

**Sent:** Monday, November 27, 2017 10:19 PM

**To:** Katie Coleman <kcoleman@hpmmontana.com>

**Subject:** Yellow stone club parking is free at the fire lights

Really??? Thanks so much for treating all of us the same... as a responsible neighbor and local we have gone to great expense to follow the rules. However, I guess it's just fine for other to do whatever they want. Thank you. Perhaps if they had your address it would be ok for them to park on your front lawn.



**From:** Katie Coleman

**Sent:** Tuesday, November 28, 2017 9:30 AM

**To:** 'Ted McClanahan' <tmccclanahan95@gmail.com>

**Cc:** Seanna Farrow <sfarrow@hpmmontana.com>; Dustin Long <dustin@hpmmontana.com>

**Subject:** RE: Yellow stone club parking is free at the fire lights

Ted,

Thank you so much for sending these photos. By chance, do you have any idea which chalet the vehicle is associated with? Although HPM is not currently contracted to enforce parking, if we have a unit number along with these photos, we can communicate with the unit owner on this one.

I completely understand your frustration AND I do experience this at my own condo complex. Not to the degree, of course, due to the size of FLM but the parking issue in Big Sky is real.

Please keep me posted. I am leaving the office/town for a few days but have included Seanna and Dustin, so they can follow up if we can link this violation to a unit.

Take care,

Katie

**From:** Ted McClanahan [mailto:tmccclanahan95@gmail.com]  
**Sent:** Tuesday, November 28, 2017 10:00 AM  
**To:** Katie Coleman <kcoleman@hpmmontana.com>  
**Subject:** 😊

Thank you for your kind response. It means a lot that y'all care.

The unit # is 132 and 504.

My lady and I have rented a very expensive storage unit in gateway, so we can store extra vehicles to be in compliance with the neighborhood rules. We care about being good neighbors.

These two units seem to dominate the parking situation and make it hard to even back out of our driveway.

Thank you.

---

***Firelight Owner, Chris Moon Unit 495 – Snow Plowing***

**From:** Chris Moon <[moon.cd@gmail.com](mailto:moon.cd@gmail.com)>  
**Sent:** Tuesday, December 19, 2017 5:18 PM  
**To:** Firelight Meadows  
**Subject:** Snow Removal

Dear Board –

I'm writing today to express a perception - the level of service in relation to snow removal seems to have dropped off over the years. This unfortunate digression away from excellent service is hard to see on a year to year basis but is significant if you look at the sum total.

Twila and I have lived here since 2008 and the snow removal contract has had ups and downs over the years. I can go into detail if needed however, let's just say the best years of snow removal were when Mike Harder was in charge of Firelight for Hammond.

The board has a duty to evaluate each contractor and I'm offering my 1/216th opinion of current performance. Please give me a call if you would like to discuss this further.

Chris.

Chris and Twila Moon

**From:** Scott Hammond  
**Sent:** Thursday, December 21, 2017  
**To:** moon.cd@gmail.com  
**Subject:** Snow Removal

Chris,

I am in receipt of your E-mail to the Board regarding snow plowing/removal. My office staff has forwarded it the FLM BOD. First off, thanks for the feedback and a well written critique of the snow plowing services of late. It sure is a lot easier to accept criticism when it is constructive, honest and professional (in my line work, not always the case).

Of course, the BOD will review your comments and discuss your E-mail at the next meeting, if not sooner. I would like the opportunity to discuss with you prior to that meeting in an effort to make things better, and present to the BOD solutions. Possibly, some of my key operators have become complacent with their duties and timing. While we have not received many negative comments, yours are valid to me.

It's a busy Holiday season, however, I could meet with you or speak anytime.

Thanks, and Happy Holidays.

Scott

PS - Mike Harter, as it seems, was impossible to replace! But a good, constructive review of the service with our key operators should address your concerns.

**From:** Chris Moon <[moon.cd@gmail.com](mailto:moon.cd@gmail.com)>

**To:** Scott Hammond

**Subject:** Snow Removal

Scott -

Thanks for reaching out. I am not in the know about what your contract specifics with FLM are, so I can only offer my thoughts.

If I had one constructive critique for the current crew it would be in relation to the driveway snow removal. Let me use this past week as an example: Saturday morning powder dump - we moved 1 car while we were gone all day and the driveway was 1/2 plowed (totally understandable since we have a 2-car driveway and left a truck in it) - my issue is that there was no follow up round of driveway plowing. No driveway attention Monday, Tuesday or Wednesday during the storm. Our driveway got plowed after 12pm today. That's one thing that has happened very well in the past is follow up rounds - sometimes 2 or 3 passes during business hours to get as many driveways cleared as possible. The current crew seems to be aiming for the minimum not the excellent. Just my perception.

The shovelers are on it, they make the rounds every morning just before 7am. This sort of complicated the lack of driveway plowing because the shoveler made a berm that wasn't being cleared up by the driveway plow gang.

Just my two cents - the overall product has declined. Snow removal is a thankless job and few in Big Sky truly meet or exceed expectations. It's hard to hire folks who explicitly give up powder mornings up at the hill - that's the job though and FLM pays a substantial amount for the service.

Feel free to give me a call if you want to talk further,

Chris Moon

---

***Firelight Owner, Karla Yeager Unit B09 – Recycling***

**From:** Karla Yeager <[karla19yeager@gmail.com](mailto:karla19yeager@gmail.com)>

**Sent:** Thursday, December 7, 2017 10:15:27 AM

**To:** [firelightmeadows@hotmail.com](mailto:firelightmeadows@hotmail.com)

**Subject:** Recycling

Just a positive comment...

So happy to have cardboard recycling at Firelight.

I can't believe that some are still too lazy to break down boxes. But then again, I also can't understand why people don't push the green button to compact trash.

Karla Smart

---

***Firelight Owner, Ian McIntosh Unit 473 – Parking/Towing***

**From:** Ian McIntosh

**Sent:** Friday, January 05, 2018

**To:** Seanna Farrow

Sienna –

I cannot make the board meeting, but write to urge the Board and HPM to enforce the parking rules, specifically the rules prohibiting parking on the street and parking 3 in a bay. Adding more parking is not the solution. I regularly see cars parked on the street when there are empty parking spots. People simply park on the street in front of their unit because they don't want to walk 100 feet to an open spot, and because they know the rules are not enforced.

If the Board needs people to help enforce the rules, please let me know. I work with a repo business that will not be intimidated when towing a car. Perhaps they can come and enforce the rules.

Thanks.

Ian McIntosh

**From:** Kari Gras

**Sent:** Friday, January 05, 2018

**To:** Ian McIntosh

Thank you for your feedback & the board would be very interested in contacting this company to see if they could provide a quote for services.

**From:** Ian McIntosh  
**Sent:** Friday, January 05, 2018  
**To:** Kari Gras, Seanna Farrow

Kari –

I will contact them and see if they might be interested. If so, I will pass their contact information on to you. I am, however, heading out of town tomorrow for about a week so it might take a little time for me to get back to you.

Ian McIntosh

---

***Firelight Owner, Gail Jasken Unit 361 – Questions Via Phone***

**Monday, January 8<sup>th</sup>**  
**Gail Jasken via phone:**

1. Was there a concrete decision made regarding open flame grills or propane grills to be allowed on upper decks?
2. Has a limit to the number of renters per unit been implemented? If not, will there be in the future?

## General Notes

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Communicated concerns with delayed snow removal to Hammond on 12/21/2017

- Areas of concern were addressed promptly and seem to have been addressed
- Would appreciate board feedback if there are any additional comments

## Miscellaneous Follow Up

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Owner communication regarding snow removal from Chris Moon

- I did not reach out to this owner as it appeared Scott had already addressed
- Would like to hear the feedback shared to keep on radar for remainder of the snow removal season

Board member inquired about contract details relative to time and snow removal- excerpt from contract\*  
pasted below for reference:

1. **Timing of Snow Removal Services.** The Contractor shall provide the Snow Removal Services at the following times:
  - a. Walkway and sidewalk shoveling shall be performed each and every day there is any accumulation of snow, slush, or ice. During a continuous snowfall, shoveling of walkways and sidewalks shall begin when snow depth reaches two inches.
  - b. Plowing shall be performed each and every day there is any accumulation of snow, slush, or ice. During a continuous snowfall, plowing shall begin when the snow depth reaches four inches.
  - c. Plowing or shoveling during daytime hours is preferred. However, nothing herein shall be deemed as prohibiting the Contractor from plowing or shoveling during nighttime hours in order to comply with the foregoing provisions of this Agreement with the goal of having the roadways plowed by 6:30 a.m.

*\*This contract excerpt was from 2015/2016 so may have changed, but thought this would be consistent with current version*



## Firelight Trash Compactor/Recycling Report

Hello members of the Board!

Over the past year, I have not seen too much as far as large items requiring a dump run. Typically it seems about once a month I need a trailer to haul out items such as:

- Mattresses
- Box springs
- Bed frames
- Wood pallets
- Trash Cans
- Furniture
- 6 golf flags
- Plywood
- Tires, car batteries, oil and old gas

Throughout the year, there have been a few times where the compactor "was not working"; each time due to basic issue and unclogging/maintenance work. Nothing major just some added time. Also times where someone has turned up and the compactor is running so they hit the emergency stop button to throw their garbage in, once the button is hit the compactor will not run unless it is reset, this results in hopper over flow and garbage being stacked up in the caged area.

Daily items that we see mainly include:

- Cardboard being left around compactor. This issue is much better with the new recycling additions.

- Trash left on the ground around the compactor, from being dropped and/or from bags ripping open
- The tools (broom, rake, shovel, scooper, etc.) all end up breaking; these tools may need to be replaced over time.

The scheduling for the pickup of the compactor is and has been working perfectly when it is off season. The average is around 1800 psi jumping from around 2500-2900psi with 'in season'.

The cardboard recycle bin is super helpful but it does not take very long for it to fill up. I am not sure what the pickup schedule is, however when it gets busier we may need a bigger bin or more frequent pickups.

Please let us know if you'd like us to continue on with this contract for 2018.

Thank you for this wonderful opportunity!

- Kaleb Gale and Gale Force, Inc.