



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

**BOARD OF DIRECTORS MEETING**

<b>Date:</b> Wednesday May 23rd, 2018	<b>Time:</b> 7:00 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>
<b>6:00</b>	<b>Call to Order – Closed Executive Session</b>	Kari Gras	-
7:00	Regular Meeting – Open Session		
	Minutes of Last Board Meeting	Kari Gras	Approve
	Schedule Next BOD Meeting	All	
	<ul style="list-style-type: none"> <li>June – Tuesday, 6/26/18?</li> </ul>		
7:15	Water Update – West Fork Utilities	Matt Walker	Present Update
<b>Financial</b>			
7:30	Budget Overage Recommendations	Curt Wilson	Discuss
	1 <sup>st</sup> Quarter Financials for Review	Doug Shanley	Discuss
<b>Reports</b>			
8:00	Property Management Report	HPM - Dustin	Discuss/Accept
	- Fertilization	HPM - Dustin	Discuss
	Communication from Owners	HPM	Discuss
	Snow Removal Report & Wrap-up	Laura Gregory	Discuss/Accept
	Landscaping Plan	Laura Gregory	Discuss/Accept
<b>Old Business</b>			
8:30		Kari Gras	Discuss
<b>New Business</b>			
8:35	Parking – Hammond’s proposal	Scott Hammond	Discuss
	Board Portfolio assignments	Kari Gras	Discuss/Accept
<b>Other Business</b>			
9:00	Adjourn	Kari Gras	-

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

Firelight Meadows

4.11.2018

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## 1. CALL TO ORDER

Kari Gras called the meeting to order at 6:03 PM, MST.

## 2. ROLL CALL

Board Members present included Kari Gras (A01, B01, 134), Curt Wilson (B02), Laura Gregory (D09), Jeff Alger (367, C04), Steve Cherne (308), Matt Walker (D05), Andrew (AJ) Christianson (C07), and Karla Yeager-Smart (B09). Others present included Owners Annette Stone (B12) via phone, Tonya Murray (352) via phone, and Steven Miller (85) via phone; and Scott Hammond, Katie Coleman, Dustin Long and Seanna Farrow of Hammond Property Management.

## 3. MEMBER FORUM

Karla Yeager-Smart suggested reaching out to West Fork Utilities about the status of their plan to implement water-meters on campus and target high water usage areas. Matt Walker will reach out to West Fork for an update.

## 4. APPROVAL OF MINUTES

Curt Wilson motioned to approve the February 13th meeting minutes. Jeff Alger seconded. All were in favor and the minutes were approved as presented.

## 5. NEXT BOD MEETING DATE

The next Board meeting is scheduled for Wednesday, May 23<sup>rd</sup>, 2018 at 6:00 p.m. in the Hammond Property Management conference room.

## 6. FINANCIALS – Budget Overage Discussion

The board discussed at length the viable options for all 2017 unbudgeted revenue. No decision was made at this time until the board can discuss with each other, and the Accountant, on how to proceed.

## 7. PROPERTY MANAGER'S REPORT

The manager's report was received and accepted. Kari Gras and Karla Yeager-Smart made note of the heater in building A constantly running. Dustin Long will obtain quotes to fix this issue – quotes for both replacement or remodel of the Condo building heaters (32 total). Dustin noted that Condo heaters will be turned to low soon, and heat tape will be turned off.

Several bids were presented to the board. 1) Guy's Glass – Condo Building Door Repair Bid: Curt Wilson motioned to approve, Matt Walker seconded. All were in favor and the bid was approved. Curt will send a deposit check to Guy's Glass. 2) L&L Trash Bid: The board will compare the bid with past services and tabled a decision until next meeting. 3) Rich Bennet, Big Sky Cleaning – Condo Cleaning Bid: Jeff Alger motioned to approve the Condo cleaning bid, Laura Gregory seconded. All approved and the bid passed. Cleaning will begin May 1<sup>st</sup>, 2018. 4) Big Sky Mountain Services – Dryer Vent Cleaning Bid: A decision on this bid has been tabled

for the time being. 5) Precision Maintenance – Gutter Repair Bid: A decision on gutter repair and replacement work was tabled until more information is provided on heat tape. Dustin will obtain a bid for campus wide heat tape repair or replacement to present at the next meeting.

**8. GALE FORCE REPORT**

Laura Gregory inquired about a spring clean-up dumpster on campus. One is scheduled to arrive May 25<sup>th</sup> through June 4<sup>th</sup>.

**9. COMMUNICATION FROM OWNERS**

Seanna Farrow briefed the board on communication from owners.

**10. SNOW REMOVAL REPORT & WRAP-UP**

Laura Gregory will provide a report via email to the board and HPM.

**OLD BUSINESS**

**11. PARKING COMMITTEE REPORT**

A bid was discussed at the February meeting. Kari Gras asked Jeff to communicate with Jack Shunke about an RID. Further discussion was tabled for next meeting.

**NEW BUSNISS**

**12. NEW BOARD MEMBER(S)**

Kari Gras re-introduced Karla Yeager-Smart and AJ Christianson as the two new board members.

**13. ADJOURN**

Kari Gras adjourned the meeting at 8:10 PM, and the Board 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.

\_\_\_\_\_  
Laura Gregory, Secretary

\_\_\_\_\_  
Date

## WEST FORK UTILITIES UPDATE

Hey all,

Please see below. I followed up with Kevin from West Fork about our water issues as Karla had the great idea to use a couple of residents as test dummies to install meters to get a baseline for water usage. As you can see West Fork is already implementing a plan from the DEQ. I invited Kevin to our next board meeting if he can make it. Let me know if there are any issues with that plan.

*First, thank you for taking the flow problem seriously and for offering a solution. We are 100% in agreement that meters are critical to manage flows effectively. As you may be aware, in addition to the high flows, we have also been experiencing very strong wastewater, and these two factors have negatively impacted the wastewater treatment systems' performance. As a result, DEQ has required us to address these issues and bring the wastewater treatment systems back into compliance. We are still working out the details of the plan with DEQ, but they agree that installing water meters could go a long way towards bringing the usage at FLM back to more normal levels, and it looks like Phase I of the plan will be to install meters and set new rates with Public Service Commission (PSC) that will allow us to bill per actual usage (rather than a flat rate). In another few weeks DEQ should mandate a schedule that outlines when we need to install the meters. At this point, I believe that they'll go in this spring or early summer. While we appreciate your offer (which I think is a great idea), the path forward is now being dictated by DEQ and we have to comply with the plan and schedule they give us.*

*We have been meaning to set up a meeting with the HOA board to discuss this, but we have been waiting until we had a better idea of what we could expect from DEQ and the PSC. Would you be agreeable to a meeting in the next few weeks/months?*

*Let me know if you have any questions, or would like to discuss this further.*

*Thanks  
Kevin  
581-0928*

Best,  
Matt

## Firelight Meadows Owners Association

05/21/18

## Balance Sheet

Accrual Basis

As of March 31, 2018

	<u>Mar 31, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
BSWB 113 557 Operating	5,687.04
BSWB 001 164 Money Market	170,002.24
Total Operating Bank Accounts	175,689.28
Reserve Bank Accounts	
American Bank 2739	103,676.20
Edward D Jones	880,771.27
Total Reserve Bank Accounts	984,447.47
Total Checking/Savings	1,160,136.75
Accounts Receivable	
Accounts Receivable	34,715.48
Accounts Receivable Reserve	-18,915.40
Total Accounts Receivable	15,800.08
Other Current Assets	
Prepaid Expenses	1,243.11
Interest Receivable	3,638.12
Total Other Current Assets	4,881.23
Total Current Assets	1,180,818.06
<b>TOTAL ASSETS</b>	<b><u>1,180,818.06</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,758.82
Total Accounts Payable	5,758.82
Other Current Liabilities	
Prepaid Assessments	6,995.27
Total Other Current Liabilities	6,995.27
Total Current Liabilities	12,754.09
Total Liabilities	12,754.09
Equity	
Reserve Fund Balance	982,917.16
Retained Earnings	169,926.34
Net Income	15,220.47
Total Equity	1,168,063.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>1,180,818.06</u></b>

## Firelight Meadows Owners Association

## A/R Aging Summary

As of March 31, 2018

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Acheatel Larry & Jent Trust - D15	0.00	0.00	-1,950.00	0.00	0.00	-1,950.00
Bates Mitchell - A 8	0.00	-30.36	0.00	0.00	0.00	-30.36
Big Sky Evergreen Lodge LLC - V10	0.00	0.00	811.00	0.00	0.00	811.00
Boone Mike - D 2	0.00	-350.00	-350.00	0.00	0.00	-700.00
Braun David - B10	0.00	5.70	985.00	2.33	25.98	1,019.01
Brokaw Investments LLC - V93	0.00	0.00	0.00	-2,433.00	0.00	-2,433.00
Brophy Walter & Cassidy - V 56	0.00	0.00	21.00	0.00	0.00	21.00
Chovanak Lori - V101	0.00	0.00	0.00	0.00	-41.00	-41.00
Dahl Davis Denise - C 09	0.00	0.00	-109.64	0.00	0.00	-109.64
Dolan James - C 10	0.00	-0.91	0.00	0.00	0.00	-0.91
Duhaylongsod Henry - V45	0.00	0.00	1,781.78	0.00	0.00	1,781.78
firelight meadows ar adjustment account	9,250.47	0.00	0.00	190.60	-21,361.20	-11,920.13
Koch Stuart - V108	0.00	19.21	829.93	18.91	18,047.35	18,915.40
McKean Mark D - V53	0.00	0.00	811.00	0.00	0.00	811.00
Mitchell William & Dorothy - V 1	0.00	-334.00	0.00	0.00	0.00	-334.00
Mitchell William & Dorothy - V122	0.00	-334.00	0.00	0.00	0.00	-334.00
Morehead Robert V 6	0.00	-811.00	0.00	0.00	0.00	-811.00
Morgan Jeff - V 81	0.00	0.00	1,781.78	0.00	0.00	1,781.78
Morosi Vance & Anneloes - V 7	0.00	0.00	811.00	0.00	0.00	811.00
Morosi Vance & Anneloes - V 8	0.00	0.00	811.00	0.00	0.00	811.00
Neal David - C19	0.00	0.00	0.00	-155.36	0.00	-155.36
Nelson Bruce - V 91	0.00	0.00	811.00	0.00	0.00	811.00
Nordahl Vicenza and Steve - V 3	0.00	0.00	948.06	0.00	0.00	948.06
Olson Scott & Sandra - V 59	0.00	0.00	1.00	0.00	0.00	1.00
Peterson Jon and Turi - B03	0.00	6.45	988.31	3.31	978.31	1,976.38
Peterson Jon B Trust - A 10	0.00	6.45	988.31	3.31	978.31	1,976.38
Rummel David Tamatha - V132	0.00	0.00	0.00	-41.00	0.00	-41.00
Scott Kathy J - B04	0.00	2.26	664.32	1.11	0.00	667.69
Stobaugh Neal - V014	0.00	0.00	-50.00	0.00	0.00	-50.00
Vanyo Tucker - V40	0.00	0.00	811.00	0.00	0.00	811.00
Wermers Clara Urban - V 96	0.00	0.00	811.00	0.00	0.00	811.00
Wilkus Mary - V 63	0.00	0.00	0.00	-55.00	0.00	-55.00
<b>TOTAL</b>	<b>9,250.47</b>	<b>-1,820.20</b>	<b>12,206.85</b>	<b>-2,464.79</b>	<b>-1,372.25</b>	<b>15,800.08</b>

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through March 2018

05/21/18

Accrual Basis

	Jan - Mar 18	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Quarterly Assessment Income</b>			
Chalet - Quarterly Assesment	110,296.00	110,296.00	0.00
Condo - Quarterly Assessment	78,800.00	78,800.00	0.00
<b>Total Quarterly Assessment Income</b>	189,096.00	189,096.00	0.00
<b>Finance and Late Fee Charges</b>			
ABATED INT/PENALTIES	-1.52	0.00	-1.52
Finance and Late Fee Charges - Other	104.50	0.00	104.50
<b>Total Finance and Late Fee Charges</b>	102.98	0.00	102.98
<b>Membership Dues</b>	800.00	0.00	800.00
<b>Parking Income</b>	6,525.00	0.00	6,525.00
<b>BAD DEBT INCOME</b>	0.00	0.00	0.00
<b>Fine Income for Violations</b>	0.00	0.00	0.00
<b>Total Income</b>	196,523.98	189,096.00	7,427.98
<b>Gross Profit</b>	196,523.98	189,096.00	7,427.98
<b>Expense</b>			
<b>General Common Expenses</b>			
Insurance	20,955.28	19,558.03	1,397.25
Compactor Electricity	233.53	225.00	8.53
Landscape and Sprinkler	0.00	0.00	0.00
Landscape Upgrades	-1,391.75	0.00	-1,391.75
Trash Removal	9,330.57	10,754.72	-1,424.15
Maintenance & Repairs	1,829.07	12,525.00	-10,695.93
Snow Removal	57,000.00	57,499.99	-499.99
Roof Snow Removal	0.00	1,750.01	-1,750.01
Management Company	26,089.83	26,089.97	-0.14
Parking Management	0.00	3,750.00	-3,750.00
Accounting	4,031.10	4,031.25	-0.15
Legal	3,902.00	3,750.00	152.00
Office Expense	454.00	850.03	-396.03
Postage & Delivery	21.26	150.00	-128.74
Taxes	0.00	1,500.00	-1,500.00
Bad Debt	-2,255.20	1,000.03	-3,255.23
Meeting Expense	168.32	625.03	-456.71
Licenses and Fees	0.00	20.00	-20.00
<b>Total General Common Expenses</b>	120,368.01	144,079.06	-23,711.05
<b>Limited Common Expense - Chalet</b>			
Chimney Cleaning - Chalet	1,625.00	0.00	1,625.00
Maintenance & Repair Chalet	0.00	3,671.25	-3,671.25
<b>Total Limited Common Expense - Chalet</b>	1,625.00	3,671.25	-2,046.25
<b>Limited Common Expense - Condo</b>			
Condo Utilities - Building	5,105.75	5,088.28	17.47
Reimbursement SnowMelt Electric	0.00	0.00	0.00
Telephone Condo Fire Alarm Syst	1,236.21	1,218.00	18.21
Condo - Cleaning and Rugs	7,056.80	4,275.00	2,781.80
Fire Alarm System Monitoring	562.00	421.50	140.50
Fire Extinguisher Inspection	0.00	0.00	0.00

**Firelight Meadows Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through March 2018

	<u>Jan - Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Maintenance & Repair Condo Only	585.00	1,647.47	-1,062.47
Total Limited Common Expense - Condo	14,545.76	12,650.25	1,895.51
Total Expense	136,538.77	160,400.56	-23,861.79
Net Ordinary Income	59,985.21	28,695.44	31,289.77
Other Income/Expense			
Other Income			
Postage Income	250.00	0.00	250.00
Interest Income	8,777.54	0.00	8,777.54
Total Other Income	9,027.54	0.00	9,027.54
Other Expense			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	53,792.28	47,985.25	5,807.03
Total Other Expense	53,792.28	47,985.25	5,807.03
Net Other Income	-44,764.74	-47,985.25	3,220.51
Net Income	<u>15,220.47</u>	<u>-19,289.81</u>	<u>34,510.28</u>



**Firelight Meadows Owners Association**  
**A/P Aging Summary**  
As of March 31, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Douglas N Shanley CPA	1,373.20	0.00	0.00	0.00	0.00	1,373.20
HAMMOND PROPERTY MANAGEMENT EXTRA	0.00	432.48	0.00	0.00	0.00	432.48
KENCO SECURITY & TECHNOLOGY	0.00	0.00	140.50	0.00	0.00	140.50
LAW OFFICE OF ALANAH GRIFFITH PC	0.00	97.50	0.00	0.00	0.00	97.50
Northwestern Energy 1855250-5	788.76	0.00	0.00	0.00	0.00	788.76
Northwestern Energy 1855256-2	216.94	0.00	0.00	0.00	0.00	216.94
Northwestern Energy 1855258-8	332.15	0.00	0.00	0.00	0.00	332.15
Northwestern Energy 1855261-2	608.40	0.00	0.00	0.00	0.00	608.40
Northwestern Energy Dumpster 3098123-7	84.42	0.00	0.00	0.00	0.00	84.42
REPUBLIC SERVICES #886 COMPACTOR	1,684.47	0.00	0.00	0.00	0.00	1,684.47
<b>TOTAL</b>	<b><u>5,088.34</u></b>	<b><u>529.98</u></b>	<b><u>140.50</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>5,758.82</u></b>



[hpmmontana.com](http://hpmmontana.com)

**Property Management Report  
April/May**

- Finished painting fire hydrants and poles.
- Spring clean-up. Walked entire campus picking up debris.
- Dethatched and raked lawns.
- Performed spot mowing where needed.
- Sprayed grass killer in drainage areas and bike racks.
- Removed moose fencing around trees.
- Coordinated repairs to broken curb stop.
- Coordinated repairs to Condo entry doors. Ongoing.
- Contracted Gallatin Water Works to fire up irrigation.
- Repaired multiple downspouts.
- Issued multiple violations for various issues. Ongoing.
- Obtained bid for weed and feed.
- Coordinated repairs to damaged dry wall due to a roof leak last winter.
- Repaired leaking roof on A building.
- Touched-up paint on various chalets. Ongoing.
- Began painting letters on Condo Buildings.
- Repaired trim on multiple Condo Buildings.
- Replaced Mutt Mitts where needed.
- Installed bird spikes. Ongoing.
- Prepped entry flower beds. Flowers coming soon.

**o:** 406.995.7220  
**f:** 406.995.3030

**Mailing:** PO Box 161242, Big Sky, MT 59716  
**Shipping:** 50 Meadow Village Drive Suite 211, Big Sky, MT 59716

# TruGreen - Bozeman

P O BOX 10364 Bozeman, MT 59719

**(406)388-4393**

<i>Billing Address</i>	
<b>Firelight Condos</b>	
<b>Big Sky MT 59716</b>	

<i>Service Address</i>	Customer number:	385653
Firelight Condos		
Big Sky MT 59716		05/15/18

*visit us at [www.trugreencustomer.com](http://www.trugreencustomer.com)*

**THANK YOU** for being one of our valued customers. We at TruGreen look forward to serving you in the upcoming season.

**THIS IS NOT A BILL**, but an opportunity to confirm your services and/or upgrade to one of our guaranteed programs. Your weed and feed service is scheduled to start in late May.

\*Our guarantee is based on continual applications throughout the season. If you are considering upgrading to our Guaranteed Estate Program we have a special offer for you. Upgrade now to our Estate Program and receive your Winter Lawn Application FREE this season. After completion of your first four lawn treatments we will apply your Winterizer absolutely FREE. To assist in accurately scheduling your services, please detach and sign lower portion of this letter and mail it to our office as soon as possible. If you have any questions regarding your current or recommended services please call our office at the number above.

Please update any phone numbers and email address' that may have changed.

Thank you again for choosing TruGreen.

	Price
Early Season Lawn Application	\$1,391.75
Summer Lawn Application	\$1,391.75

<b><i>Total Service Amount</i></b>	\$	<b>2,783.50</b>
 <b><i>Total</i></b>	 \$	 <b>2,783.50</b>

***Recommended services below***

<b>Core Aeration</b>	Regular price <b>\$935.00</b>
<b>Perimeter Pest Control</b>	<b>\$1,604.00</b>

Enclosed is my check **\$2,783.50** **OR** \$\_\_\_\_\_ for scheduled and extra services.

Please Check Services Desired:	Price
<input type="checkbox"/> Core Aeration	\$935.00
<input type="checkbox"/> Perimeter Pest Control	\$1,604.00

**Your payment of**

**\$2,783.50**

**Yes!** Please bill me as services are performed including extra services checked above

*Billing Address*  
**Firelight Condos**

**Customer number:**  
**385653**

**Big Sky MT 59716**

Signature required to renew service: \_\_\_\_\_

**TruGreen - Bozeman**  
**P O BOX 10364**  
**Bozeman, MT 59719**

Charge my:  AMERICAN EXPRESS  MasterCard  VISA

Card #: \_\_\_\_\_

Exp: \_\_\_\_/\_\_\_\_/\_\_\_\_ Security Code: \_\_\_\_\_

Signature: \_\_\_\_\_

# Communications from Owners

For the Meeting of May 23, 2018

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## Firelight B09

**From:** Karla Yeager

**Date:** Thurs, February 22<sup>nd</sup>, 2018

**Subject:** Water update

**To:** West Fork Utilities:

Can you please give me an update on the firelight water? There were notes left on our doors weeks ago about how there were some concerns, but it didn't exactly say it was a boil water notice didn't exactly ever communicate when things were back to normal and if they are back to normal.

Can you please give me an update?

Karla  
B9

----- Forwarded message -----

**From:** West Fork

**Date:** Wed, Apr 11, 2018 at 5:30 PM

**Subject:** Re: Water update

**To:** Karla Yeager

Hi Karla. You are correct, the notice was an advisory, and not a boil order. As you may know, water usage in Firelight has been very high, and it increased to the point where our water supply wells could not produce enough to meet the demand. Fortunately, there is another well nearby that we were able to use to supplement our wells. We worked with MT DEQ on this and sampled the well multiple times per their guidelines prior to using it. Even though the sample results came back clean, and the water produced by that well underwent the same treatment process (including chlorination) as the rest of the water supplied at Firelight, DEQ required us to post the notice you saw because that well had not undergone the same regulatory review process that is required for full-time public water system wells.

We stopped using the supplemental well a couple weeks ago, but have not rescinded the advisory yet, as we want to be sure that water usage has subsided to a point where we don't need it. We hope to rescind the advisory in the next few weeks, at which time we will post another notice. Moving forward, we are currently working with our engineer and the DEQ on a permanent fix to meet the high demand.

Hopefully this answers any question you may have. If not, please let us know.

Thanks  
Kevin

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## Firelight D19

**From:** Karen Macklin

**Date:** Thurs, April 12<sup>th</sup>, 2018

**Subject:** FLM Water Situation

**To:** Seanna Farrow

Hi Seanna,

I wasn't able to make the meeting but was wondering how the water situation is going. We last got a posted letter warning the water might be fine, but to boil just in case. Is that still the situation?

Thank you for your time,

Karen Macklin, 19D

**From: Seanna Farrow**  
**Date: Friday, April 13<sup>th</sup>, 2018**  
**Subject: FLM Water Situation**  
**To: Karen Macklin**

Goof Morning, Karen,

I have pasted below a response from Kevin with West Fork Utilities when another owner asked the same questions. I hope this information is helpful!

*(Pasted response from Kevin @ WFU)*

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## **Firelight 473**

**From: Ian McIntosh**  
**Date: Mon, Apr 9, 2018 at 8:27 AM**  
**Subject: Firelight**  
**To: Kari Gras**

Kari –

I am writing to again request that the Board enforce the existing parking rules at Firelight. As happens at the end of every ski season, the parking situation is getting worse as the end of the season approaches. Two weekends ago, someone at a party at 465 Firelight parked in my neighbor's driveway, blocking her in her garage and preventing her from accessing her car to go to work. To make matters worse, when my neighbor repeatedly knocked on the door at 465, the renters refused to answer the door, even though we could see them walking around inside. They would not answer the door until the sheriff arrived. The sheriff, however, did not have the car towed and did not issue any citations. All he did was ask the woman to move her car. Scott Hammond also took no action.

Last weekend (4/8/18), there were at least half a dozen cars parked in the fire lane at the corner of Candlelight and Firelight. These cars were parked in violation of the rules despite the open parking spots no less than 75 feet away. Again, nothing was done about this situation.

There are numerous ways to enforce the rules: (1) Hire security for the tow truck driver and come through and tow early each morning (especially on weekends); (2) hire a repossession company to do the towing; (3) end long term rentals; (4) don't allow rentals to renters with more than 2 autos per unit; (5) boot cars that are parked illegally until the unit owner pays the fines. These are just a few ideas, I am sure there are others.

If lowering rental values (e.g. poor reviews on VRBO) or lowering resale values is insufficient motivation to enforce the rules, please consider the potential liability of the Board with this example: The Board created fire lanes through Firelight. The Board knows people routinely park in the fire lanes, yet the Board is not enforcing its own written rules to prevent parking in the fire lanes. Now imagine there is actually a fire or some other emergency and the car(s) parked illegally either interferes with residents trying to exit or delays the fire department or law enforcement from entering. The Board will be sued by anyone adversely affected not only for negligence, but also for punitive damages. I defend clients against punitive damage claims for FAR less egregious behavior on a daily basis.

Please enforce the rules.

## Firelight 314

**From:** Nikki Berg

**Date:** Wed., April 25<sup>th</sup>, 2018

**Subject:** Trailer

**To:** Katie Coleman

Hi guys, this trailer has been parked here for the last few weeks. The unit is 368 cmd. Also, a unit across the street still has Christmas decorations up and what looks like sheets for window coverings. Thought you should know, thanks! Nikki



**From:** Katie Coleman

**Date:** Wed., April 25<sup>th</sup>, 2018

**Subject:** RE: Trailer

**To:** Nikki Berg

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**From:** Nicole berg <[blondie10@me.com](mailto:blondie10@me.com)>

**Sent:** Wednesday, May 02, 2018 9:42 AM

**To:** Katie Coleman <[kcoleman@hpmmontana.com](mailto:kcoleman@hpmmontana.com)>

**Subject:** RV

Hi Katie, here is a pic of the RV that's been parked in various spots in flm



**From:** Katie Coleman  
**Sent:** Wednesday, May 02, 2018 12:02 PM  
**To:** Nicole berg <[blondie10@me.com](mailto:blondie10@me.com)>  
**Cc:** Scott Hammond <[scott@hpmmontana.com](mailto:scott@hpmmontana.com)>; Dustin Long <[dustin@hpmmontana.com](mailto:dustin@hpmmontana.com)>; Seanna Farrow <[sfarrow@hpmmontana.com](mailto:sfarrow@hpmmontana.com)>; Robbey Samardich <[RHS@hpmmontana.com](mailto:RHS@hpmmontana.com)>  
**Subject:** RE: RV

Thank you for the photo, Nikki.

I have included the team and Scott. These 'drivers' are a tough call as some folks claim them as their transportation. Each HOA is a little different on their acceptance of them. We may need to take this one to the BOD for clarification but I will check with the gang to see if a decision had already been made in regards to drivers.

Thanks again!!

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## Firelight 319

**From:** Karen Roberts <[kroberts4956@gmail.com](mailto:kroberts4956@gmail.com)>  
**Sent:** Thursday, May 03, 2018 1:54 PM  
**To:** Katie Coleman <[kcoleman@hpmmontana.com](mailto:kcoleman@hpmmontana.com)>  
**Cc:** Julia Roberts <[juliaangel3@gmail.com](mailto:juliaangel3@gmail.com)>  
**Subject:** Damage Report and Photos 319 Candlelight Meadow Drive Unit #54

Hi Katie,

Per our discussion, I am attaching the photos showing the damage as well as a copy of the crash information report completed by Trooper Barbara Armstrong. I have highlighted the "Crash Number" for the case case that should be referenced if the insurance adjuster wants to speak with the police.

Please have the insurance adjuster contact Julia directly to set up a time to examine the damage. Julia's phone number is (808) 280-3408 and her email is above.

Thanks for your help. Please let me know if there is anything further that I need to do.

With best regards,  
Karen

Home: (941) 218-4979  
Cell: (941) 400-6101



**SNOW REMOVAL AND LANDSCAPING PORTFOLIO REPORT**  
***BOD MTG MAY 23, 2018***

Snow Removal Winter 2017/2018 Wrap- Up

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OVERALL

- Season went well
- Few issues with condo entryways and shoveling during the beginning, but things improved
- Almost no issues with snow plowing reported

LOOK AHEAD

- Need repairs to heat tape, approved at last board meeting

Landscaping Summer 2018 Preview

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CURRENT PROJECTS

- Beautification of entryways
  - More needed
  - From summer 2017 list
- Mulch pathways getting finished up

LOOK AHEAD

*Will update team post-meeting via email with updates after getting bids and looking at budget for next projects*

- Budget depending:
  - Perimeter rock beds/edging
  - Playground workout area
  - Continue with plans to mature campus and replace dead perennials