

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

Firelight Meadows

5.23.2018

Call to Order

Kari Gras called the meeting to order at 7:05 PM, MST.

Roll Call

Board Members present included Kari Gras (A01, B01, 134), Curt Wilson (B02), Laura Gregory (D09), Jeff Alger (367, C04), Steve Cherne (308) via phone, Matt Walker (D05), Andrew Christianson (C07), and Karla Yeager-Smart (B09). Others present included Owners Ben Brosseau (D-16), and Chris Darnell (B-14) via phone; Scott Hammond, Katie Coleman, Seanna Farrow of Hammond Property Management; and Kevin Lustaneu and Matt Huggins of West Fork Utilities.

Next Meeting

The next meeting was scheduled for Tuesday, June 26th at 6:00 PM.

Approval of Minutes

Laura Gregory motioned to approve the April 11th meeting minutes. Curt Wilson seconded. All were in favor and the minutes were approved as presented.

Water Update – West Fork Utilities

Kevin Lustaneu and Matt Huggins of West Fork Utilities (WFU) gave an update on the campus water situation. The campus has seen a constant increase in water usage over the past few years, as much as a 24% growth in demand in 2017 alone. Water advisories were posted as a direct result of the campus exceeding the existing water systems and DEQ requirements when obtaining water from an unsanctioned source. Conversely, the amount and consistency of the waste water has created concern from the state requiring a plan to rectify the situation by WFU.

In efforts to gain more information on usage and begin to address the situation, WFU has ordered water meters for each Condo and Chalet and plans to install them June of 2018. A rate design will be submitted in order to determine what the new base and usage rates will be; however, rates will not change immediately as the case could take up to nine months to finalize. Efforts will be reassessed in one year. The goal is to identify units/areas of high usage, lower waste water levels and ultimately avoid plant expansion (additional well/septic system) which would cost substantially more to implement.

Budget Overage Recommendations / 1ST Quarter Financial Review

The board discussed past budget overages and how best to handle them going forward. Doug Shanley delivered the 1st Quarter financial report. *Please see attached reports for further details.*

Property Management Report

Scott Hammond and Katie Coleman delivered the Managers Report on behalf of Dustin Long. A bid for campus fertilization from TruGreen was presented showing a price for two rounds of fertilization, one in early season and another during the summer season. As the property manager, HPM is obligated to absorb the cost of one round of fertilization, and the HOA the other of the two. Hammond will reach out

to TruGreen and ask for an updated bid to include aeration of the complex. The fertilization portion of the bid was approved.

Flower beds at main entryway signs will be targeted next week, and the mulch project will be finished mid-June. Next year's budget will include replacement of the entryway signs.

Communication from Owners

Seanna Farrow briefed the board on communication from owners.

Snow Removal & Landscaping Report

Snow Removal

Laura Gregory provided a snow-removal "wrap-up" of the 2017-2018 winter season. The season went well with a few minor issues regarding shoveling of the condo entryways in the beginning that were quickly improved upon. Almost no issues regarding snowplowing were reported. Repairs to heat tape will need to be made before next season.

Landscaping Plan

Current projects include beautification of the campus entryways and finishing up the mulch pathways. Budget depending, other potential improvements include: perimeter rock beds/edging, attention to the playground/workout area, and continued plans to mature campus and replace dead perennials.

OLD BUSNIESS

Flag Poles

The decision of eliminating flag poles has been tabled until the Declarations can be edited.

NEW BUSNIESS

Parking Proposal

Hammond presented the possibility of hiring a new individual through HPM to resume parking enforcement on campus, as well as the possibility of introducing new parking passes and efforts to track vehicle registration. Curt Wilson made a motion to issue a trial period of said parking enforcement starting June 1st-June 30th while the contract is finalized. Board and Management will communicate any changes concerning parking to the membership. Alger seconded the motion. All were in favor and the motion passed. During this time, efforts will be made to enforce parking "as is" before any changes are implemented.

Board Portfolio Assignments

The Vice Chairman position is currently vacant after Greg Hunt resigned from the Board. This position will need to be filled. Kari Gras is resigning as President at the end of 2018. AJ Christenson is currently shadowing Treasurer Curt Wilson. Karla Yeager will head the communication of the Firelight Newsletter and campus waste management services.

Adjourn

Kari Gras adjourned the meeting at 9:00 PM.

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