

Date: Monday August 20 th , 2018	Time: 6:00 p.m. MDST	Location: Hammond Property Management 50 Meadow Village Drive Big Sky, MT 59716
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Agenda		Presenter	Action
6:00	Call to Order	Kari Gras	-
	<ul style="list-style-type: none"> Member Forum (new items for next month's agenda) 		
	Minutes of Last Board Meeting	Kari Gras	Approve
	Schedule Next BOD Meeting:		
	<ul style="list-style-type: none"> Annual Meeting – Wed, 9/19/18 	All	Scheduled
	<ul style="list-style-type: none"> September BOD – Mon, 9/24/18 	All	
Financial			
6:15	Bill payment process revision	Curt Wilson	Discuss/Approve
	2 nd Quarter Financials	Doug Shanley	Discuss/Approve
Reports			
6:45	Property Management Report	HPM – Dustin	Discuss/Accept
	Rule Enforcement Report	HPM – Joe	Discuss/Accept
	Communication from Owners	HPM	Discuss/Accept
	Water & Sewer Update	Matt Walker	Discuss/Accept
New Business			
7:15	Removal of parking space – Owner proposal	Kari Gras	Discuss/Accept
	Firelight to become part of Town Center	Jeff Alger	Discuss
Other Business			
7:30	Neighborhood Garage Sale – Aug 25 th & 26 th	Matt Walker	-
7:35	Executive Session	All	-
8:00	Adjourn	Kari Gras	-

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

Firelight Meadows

7.23.2018

Call to Order

Kari Gras called the meeting to order at 6:01 PM, MST.

Roll Call

Board Members present included Kari Gras (A01, B01, 184), Laura Gregory (D09), Jeff Alger (367, C04), Andrew “AJ” Christianson (C07), Curt Wilson (B02), Matt Walker (D05), and Karla Yeager-Smart (B09). Others present included Owners Carol Powell (74), and Philip Barnhill (286); and Scott Hammond, Katie Coleman, Dustin Long, Seanna Farrow, and Joe March of Hammond Property Management.

Next Meeting

The board will hold a budget meeting on Monday, July 30th. The next board meeting was scheduled for Monday, August 20th at 6:00 PM in the Hammond Conference Room. The annual meeting has been scheduled for Wednesday, September 19th and will begin at 6:00 PM at Buck’s T-4 in the Big Horn Conference Room. Annual meeting information will be distributed in advance.

Approval of Minutes

Kari Gras made one small correction the minutes. Alger motioned to approve the minutes otherwise. Curt Wilson seconded. All were in favor and the minutes were approved.

Budget Overage Recommendations / 1ST Quarter Financial Review

Curt Wilson went over his budget recommendations (See meeting packet for more details).

- Issue 1) Wilson motioned that a correction be made and noted in the books. Kari Gras motioned to ignore this minute correction and move forward. AJ seconded Kari’s motion. One opposed, the rest in favor. Motion carried.
- Issue 2) Wilson motioned to correct the over/under of assessments made to the condos and chalets and to send notice on the next statement of the corrections and amounts being credited where necessary. The motion was seconded, and all were in favor. Motion passed.
- Issue 3) Wilson motioned to special assess the chalet owners the budgeted amount of \$24,960 to ensure the operating account is not short at the end of the year. Alger seconded the motion, and all were in favor. Motion passed.
- Issue 4) Wilson motioned that the HOA adjust assessments made to owners: crediting chalet owners to remedy an over assessment of \$1575 and assessing condo owners to remedy an under-assessment of \$1575. Matt Walker seconded the motion. All were in favor, none opposed. Motion passed.

Wilson would like to make changes to the billing procedure for future treasurers and plans to discuss further at the upcoming budget meeting.

Property Management Report

Noxious weed spraying was performed throughout campus. Per a question from Laura Gregory, Dustin will confirm that both tall beds and the perimeters were addressed. Paint touchups around campus are ongoing. Alger asked if the painters can target north-facing building sides (mostly at the Condo buildings) as the snow and ice build-up during the winter chips the paint.

Alger also mentioned that the roofs above the gas meters may be better maintained from ice build-up by covering with steel roofs, and the eaves above entry ways could benefit from the same steel improvement. Dustin will obtain a quote for each project to share with the board. Dustin and Scott commented that work for eave improvement would likely be in-house work conducted during the management team's off-season.

Dustin shared that he has done some research about new heat tape and will share an official bid soon. He estimated that quality heat tape, including labor and materials, will likely be around \$200-\$250 per roof. New heat tape could be plugged into the existing 110-volt outlets.

Rule Enforcement Report

Joe March delivered a parking and rule enforcement report. A violation list from late-June and July was presented and discussed. The parking and rule enforcement has made a positive difference in the Firelight community so far. Warnings and fines will continue to be issued before towing becomes necessary. Parking throughout campus seems to be improving.

Communication from Owners

A short owner communication report was included in the packet and discussed briefly.

Trash Update

Karla Yeager inquired why HPM was not currently overseeing the trash compactor and if it is possible for them to take over this management in the near future. Scott will discuss this possibility with his crew before the August meeting.

Karla noted that she has witnessed trucks-full of trash being taken to the compactor in addition to poaching. Dustin commented that the construction crews often have trucks-full of trash to bring by as they work continuously Monday-Saturday. It was discussed that poaching is inevitable, and if license plates are obtained and reported to the Sheriff's Department they may be able to help with the situation.

Water & Sewer Update

Matt Walker included his extensive communication and updates from West Fork Utilities in the board packet. Nearly all water meters have been installed, with only a few remaining. Data from the meters will be collected soon and submitted to the Public Service Commission. The cost of the meters will likely be incorporated into the water rates, by Matt will confirm this with WFU.

NEW BUSINESS

Neighborhood Garage Sale

The neighborhood garage sale will take place the weekend of August 25-26th. A temporary dumpster will be on campus again this fall for residents moving out at the end of the summer season and for anything left-over from the garage sale.

Annual Meeting Preparations

The board will discuss the board positions and process of elections prior to the meeting. Kari recommended that each board member draft a short report on themselves and their position to have ready for the meeting.

Katie and Seanna will work with Mindy to determine what *needs* to be included in the USPS mailed notice versus what can be emailed. All information will be distributed 30 days prior to September 19th.

Other Business

The board went into executive session at 7:40 PM.

Adjourn

The meeting adjourned at 8:13 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

Firelight Meadows Owners Association
Balance Sheet
As of June 30, 2018

	<u>Jun 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
BSWB 113 557 Operating	2,051.59
BSWB 001 164 Money Market	110,039.17
Total Operating Bank Accounts	112,090.76
Reserve Bank Accounts	
American Bank 2739	152,290.61
Edward D Jones	882,449.53
Total Reserve Bank Accounts	1,034,740.14
Total Checking/Savings	1,146,830.90
Accounts Receivable	
Accounts Receivable	33,388.07
Accounts Receivable Reserve	-19,876.49
Total Accounts Receivable	13,511.58
Other Current Assets	
Prepaid Expenses	700.00
Interest Receivable	5,546.57
Prepaid Insurance	73,523.25
Total Other Current Assets	79,769.82
Total Current Assets	1,240,112.30
TOTAL ASSETS	1,240,112.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	9,292.95
Total Accounts Payable	9,292.95
Other Current Liabilities	
Prepaid Assessments	8,542.73
Total Other Current Liabilities	8,542.73
Total Current Liabilities	17,835.68
Total Liabilities	17,835.68
Equity	
Reserve Fund Balance	1,038,051.47
Retained Earnings	169,926.34
Net Income	14,298.81
Total Equity	1,222,276.62
TOTAL LIABILITIES & EQUITY	1,240,112.30

Firelight Meadows Owners Association

A/R Aging Summary

As of June 30, 2018

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Acheatel Larry & Jent Trust - D15	0.00	0.00	-965.00	0.00	-965.00	-1,930.00
Barr, Gary & Pamela - V70	100.00	0.00	0.00	0.00	0.00	100.00
Bates Mitchell - A 8	0.00	0.00	-0.36	0.00	0.00	-0.36
Boone Mike - D 2	0.00	-350.00	-350.00	0.00	0.00	-700.00
Brandl and Ballantyne - V032	0.00	52.76	811.00	0.00	0.00	863.76
Braun David - B10	0.00	0.58	170.68	0.00	0.00	171.26
Brokaw Investments LLC - V93	0.00	0.00	0.00	0.00	-1,622.00	-1,622.00
Depaz Michael D - C 18	0.00	0.00	0.00	-114.40	0.00	-114.40
Dolan James - C 10	0.00	0.00	0.00	0.00	-0.91	-0.91
Duhaylongsod Henry - V45	0.00	58.81	815.30	0.00	1,781.78	2,655.89
Dwyer Michael & Sheila - V079	0.00	0.00	0.00	-50.00	0.00	-50.00
Fedance Jana & Perry - D01	400.00	0.00	0.00	0.00	0.00	400.00
firelight meadows ar adjustment account	7,581.64	0.00	0.00	0.00	-18,915.40	-11,333.76
Ford Michael - D 10	0.00	-985.00	0.00	0.00	0.00	-985.00
Hearon - George & Cynthia - B 15	0.00	0.00	0.00	-114.40	0.00	-114.40
Johnson Scott - V24	0.00	52.76	811.00	0.00	0.00	863.76
Koch Stuart - V108	0.00	112.31	848.78	0.00	18,915.40	19,876.49
Lea Eric - V134	0.00	0.00	-811.00	0.00	0.00	-811.00
Lipton Eric C14	0.00	0.00	0.00	-114.40	0.00	-114.40
Mitchell William & Dorothy - V 1	0.00	-334.00	-334.00	0.00	0.00	-668.00
Mitchell William & Dorothy - V122	0.00	-334.00	-334.00	0.00	0.00	-668.00
Morgan Jeff - V 81	0.00	0.00	4.29	0.00	1,781.78	1,786.07
Neal David - C19	0.00	0.00	0.00	-170.36	0.00	-170.36
Nordahl Vicenza and Steve - V 3	0.00	64.97	811.00	0.00	948.06	1,824.03
Peterson Jon and Turi - B03	0.00	53.27	961.38	0.00	0.00	1,014.65
Peterson Jon B Trust - A 10	0.00	53.27	961.38	0.00	0.00	1,014.65
Rainwater Sarah and Daniel - B13	0.00	0.00	0.00	-114.40	0.00	-114.40
Rogala Thomas & Kira V11	150.00	0.00	0.00	0.00	0.00	150.00
Scott Kathy J - B04	0.00	1.20	352.69	0.00	0.00	353.89
Smart Michael - B 9	0.00	1.11	327.00	0.00	0.00	328.11
SSN Enterprises LLC - V036	0.00	100.00	0.00	0.00	0.00	100.00
Stobaugh Neal - V014	0.00	0.00	0.00	0.00	-50.00	-50.00
Stolz Callie - D04	100.00	0.00	0.00	0.00	0.00	100.00
Swick Jenny - V 15	100.00	0.00	0.00	0.00	0.00	100.00
Turner Garrett & Murray - C16	0.00	0.00	0.00	-114.40	0.00	-114.40
Vanyo Tucker - V40	0.00	63.51	811.00	0.00	811.00	1,685.51
Wermers Clara Urban - V 96	0.00	0.00	-100.00	0.00	0.00	-100.00
Wilkus Mary - V 63	0.00	0.00	0.00	-99.50	0.00	-99.50
Wilton Linda - C06	0.00	0.00	0.00	0.00	-115.60	-115.60
TOTAL	8,431.64	-1,388.45	4,791.14	-891.86	2,569.11	13,511.58

Firelight Meadows Owners Association
Profit & Loss Budget vs. Actual
 April through June 2018

	Apr - Jun 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assesment	110,296.00	110,296.00	0.00
Condo - Quarterly Assessment	78,800.00	78,800.00	0.00
Total Quarterly Assessment Income	189,096.00	189,096.00	0.00
Finance and Late Fee Charges			
ABATED INT/PENALTIES	0.00	0.00	0.00
Finance and Late Fee Charges - Other	560.92	0.00	560.92
Total Finance and Late Fee Charges	560.92	0.00	560.92
Membership Dues	4,200.00	0.00	4,200.00
Parking Income	450.00	0.00	450.00
BAD DEBT INCOME	0.00	0.00	0.00
Fine Income for Violations	600.00	0.00	600.00
Total Income	194,906.92	189,096.00	5,810.92
Gross Profit	194,906.92	189,096.00	5,810.92
Expense			
General Common Expenses			
Insurance	24,507.75	19,557.99	4,949.76
Compactor Electricity	224.06	225.00	-0.94
Landscape and Sprinkler	15,142.00	15,142.35	-0.35
Landscape Upgrades	2,817.75	3,333.32	-515.57
Trash Removal	9,744.69	10,754.76	-1,010.07
Maintenance & Repairs	8,653.04	12,525.00	-3,871.96
Snow Removal	19,000.00	19,166.67	-166.67
Roof Snow Removal	3,578.00	215.83	3,362.17
Management Company	26,089.83	26,090.01	-0.18
Parking Management	1,646.71	3,750.00	-2,103.29
Accounting	4,031.10	4,031.25	-0.15
Legal	195.00	3,750.00	-3,555.00
Office Expense	437.87	849.99	-412.12
Postage & Delivery	28.00	150.00	-122.00
Taxes	2,258.00	0.00	2,258.00
Bad Debt	961.09	999.99	-38.90
Meeting Expense	271.00	624.99	-353.99
Licenses and Fees	0.00	0.00	0.00
Total General Common Expenses	119,585.89	121,167.15	-1,581.26
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	11,250.00	10,275.00	975.00
Maintenance & Repair Chalet	155.62	3,671.25	-3,515.63
Total Limited Common Expense - Chalet	11,405.62	13,946.25	-2,540.63
Limited Common Expense - Condo			
Condo Utilities - Building	4,162.92	5,088.24	-925.32
Reimbursement SnowMelt Electric	1,487.20	1,487.00	0.20
Telephone Condo Fire Alarm Syst	1,187.27	1,218.00	-30.73
Condo - Cleaning and Rugs	4,180.00	4,275.00	-95.00
Fire Alarm System Monitoring	421.50	421.50	0.00
Fire Extinguisher Inspection	0.00	0.00	0.00

Firelight Meadows Owners Association
Profit & Loss Budget vs. Actual
 April through June 2018

	<u>Apr - Jun 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Maintenance & Repair Condo Only	2,666.67	1,647.51	1,019.16
Total Limited Common Expense - Condo	<u>14,105.56</u>	<u>14,137.25</u>	<u>-31.69</u>
Total Expense	<u>145,097.07</u>	<u>149,250.65</u>	<u>-4,153.58</u>
Net Ordinary Income	49,809.85	39,845.35	9,964.50
Other Income/Expense			
Other Income			
Postage Income	150.00	0.00	150.00
Interest Income	<u>4,252.80</u>	<u>0.00</u>	<u>4,252.80</u>
Total Other Income	4,402.80	0.00	4,402.80
Other Expense			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	<u>55,134.31</u>	<u>47,985.25</u>	<u>7,149.06</u>
Total Other Expense	<u>55,134.31</u>	<u>47,985.25</u>	<u>7,149.06</u>
Net Other Income	<u>-50,731.51</u>	<u>-47,985.25</u>	<u>-2,746.26</u>
Net Income	<u><u>-921.66</u></u>	<u><u>-8,139.90</u></u>	<u><u>7,218.24</u></u>

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

08/17/18

Accrual Basis

	Jan - Jun 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assesment	220,592.00	220,592.00	0.00
Condo - Quarterly Assessment	157,600.00	157,600.00	0.00
Total Quarterly Assessment Income	378,192.00	378,192.00	0.00
Finance and Late Fee Charges			
ABATED INT/PENALTIES	-1.52	0.00	-1.52
Finance and Late Fee Charges - Other	665.42	0.00	665.42
Total Finance and Late Fee Charges	663.90	0.00	663.90
Membership Dues	5,000.00	0.00	5,000.00
Parking Income	6,975.00	0.00	6,975.00
BAD DEBT INCOME	3,123.25	0.00	3,123.25
Fine Income for Violations	600.00	0.00	600.00
Total Income	394,554.15	378,192.00	16,362.15
Gross Profit	394,554.15	378,192.00	16,362.15
Expense			
General Common Expenses			
Insurance	45,463.03	39,116.02	6,347.01
Compactor Electricity	457.59	450.00	7.59
Landscape and Sprinkler	15,142.00	15,142.35	-0.35
Landscape Upgrades	1,426.00	3,333.32	-1,907.32
Trash Removal	19,075.26	21,509.48	-2,434.22
Maintenance & Repairs	11,067.11	25,050.00	-13,982.89
Snow Removal	76,000.00	76,666.66	-666.66
Roof Snow Removal	3,578.00	1,965.84	1,612.16
Management Company	52,179.66	52,179.98	-0.32
Parking Management	1,646.71	7,500.00	-5,853.29
Accounting	8,062.20	8,062.50	-0.30
Legal	4,097.00	7,500.00	-3,403.00
Office Expense	891.87	1,700.02	-808.15
Postage & Delivery	49.26	300.00	-250.74
Taxes	2,258.00	1,500.00	758.00
Bad Debt	1,829.14	2,000.02	-170.88
Meeting Expense	439.32	1,250.02	-810.70
Licenses and Fees	0.00	20.00	-20.00
Total General Common Expenses	243,662.15	265,246.21	-21,584.06
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	12,875.00	10,275.00	2,600.00
Maintenance & Repair Chalet	155.62	7,342.50	-7,186.88
Total Limited Common Expense - Chalet	13,030.62	17,617.50	-4,586.88
Limited Common Expense - Condo			
Condo Utilities - Building	9,268.67	10,176.52	-907.85
Reimbursement SnowMelt Electric	1,487.20	1,487.00	0.20
Telephone Condo Fire Alarm Syst	2,423.48	2,436.00	-12.52
Condo - Cleaning and Rugs	11,236.80	8,550.00	2,686.80
Fire Alarm System Monitoring	983.50	843.00	140.50
Fire Extinguisher Inspection	0.00	0.00	0.00

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

	<u>Jan - Jun 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Maintenance & Repair Condo Only	2,666.67	3,294.98	-628.31
Total Limited Common Expense - Condo	28,066.32	26,787.50	1,278.82
Total Expense	284,759.09	309,651.21	-24,892.12
Net Ordinary Income	109,795.06	68,540.79	41,254.27
Other Income/Expense			
Other Income			
Postage Income	400.00	0.00	400.00
Interest Income	13,030.34	0.00	13,030.34
Total Other Income	13,430.34	0.00	13,430.34
Other Expense			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	108,926.59	95,970.50	12,956.09
Total Other Expense	108,926.59	95,970.50	12,956.09
Net Other Income	-95,496.25	-95,970.50	474.25
Net Income	<u>14,298.81</u>	<u>-27,429.71</u>	<u>41,728.52</u>

Firelight Meadows Owners Association

A/P Aging Summary

As of June 30, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Douglas N Shanley CPA	1,363.70	0.00	0.00	0.00	0.00	1,363.70
HAMMOND PROPERTY MANAGEMENT EXTRA	2,008.66	0.00	0.00	0.00	0.00	2,008.66
L&L SITE SERVICES INC	1,224.00	0.00	0.00	0.00	0.00	1,224.00
Mountain Town Enterprises LLC	0.00	312.00	0.00	0.00	0.00	312.00
Northwestern Energy 1855250-5	304.83	0.00	0.00	0.00	0.00	304.83
Northwestern Energy 1855256-2	437.11	0.00	0.00	0.00	0.00	437.11
Northwestern Energy 1855258-8	273.81	0.00	0.00	0.00	0.00	273.81
Northwestern Energy 1855261-2	353.09	0.00	0.00	0.00	0.00	353.09
Northwestern Energy Dumpster 3098123-7	68.85	0.00	0.00	0.00	0.00	68.85
REPUBLIC SERVICES #886 COMPACTOR	1,605.90	0.00	0.00	0.00	0.00	1,605.90
WESTERN PINES	1,265.00	0.00	0.00	0.00	0.00	1,265.00
WILDWOOD NURSERY INC	0.00	76.00	0.00	0.00	0.00	76.00
TOTAL	8,904.95	388.00	0.00	0.00	0.00	9,292.95



hpmmontana.com

FLM Managers Report – August 2018

- Trimmed trees on Starlight. On-going.
- Dug up and replaced 13 sprinkler heads and adjusted many more around campus.
- Coordinated repair to irrigation system by Gallatin Water works.
- Trimmed shrubs around campus. On-going.
- Repaired trim on Condo buildings and Chalets.
- Coordinated fire suppression inspections on Condo Buildings.
- Issued multiple warning and violations.
- Continued to touch-up paint around campus.
- Obtained bids for various project around campus.
- Coordinated repairs to compactor and annual servicing of both compactors.
- Repaired hand rail in C building.
- Replaced dryer vent on D building.
- Repaired fascia and removed bird nest on C building.
- Replaced dog waste bags around campus.
- Replaced hose bib knobs at various units.
- Removed rock bed from middle of yard and laid down sod per owner request.

Communications from Owners

For the Meeting of August 20th, 2018

From: Carol <capk455@aol.com>
Date: July 23, 2018 at 4:37:15 PM MDT
To: Firelight Mgmt Co Mike Harter Field Rep <angie@hpmmontana.com>
Subject: Parking Space Removal

July 19, 2018

Firelight Chalet Board of Director
Hammond Property Management

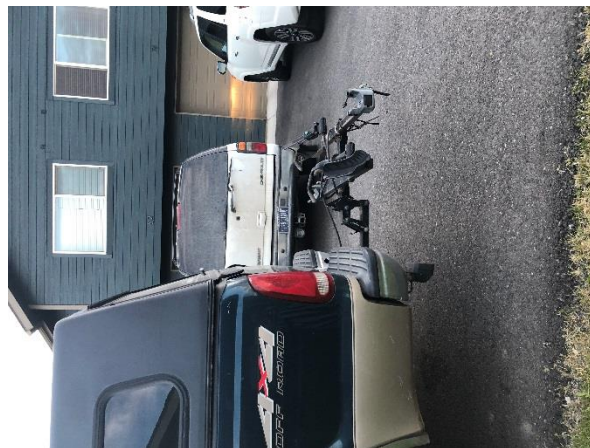
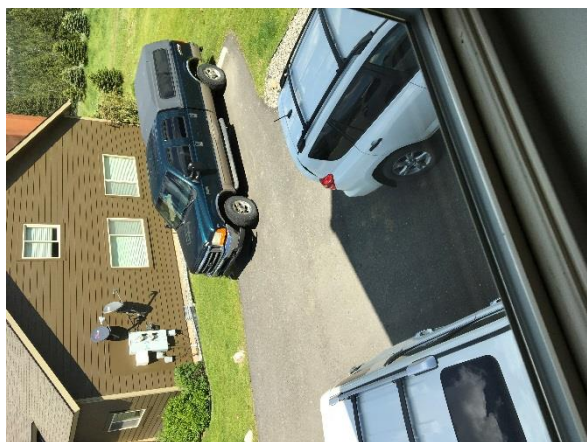
Bob Horrar and Carol Powell are the owners of 74 Candlelight Circle. We would like to bring to the attention of the Firelight Board of Directors and Hammond Property Management continued issues with parking in Candlelight Circle area of Firelight Chalets.

Our unit 74 and 82 Candlelight Circle driveway access is a single driveway with parking in front of each side of the unit. Part of our driveway also houses one single parking space. This parking space when used prevents 1) both sides from adequate turn around to exit the driveway, 2) complete blocking of 82 Candlelight driveway 3) view blockage from dining and living room windows of 86 Candlelight Circle.

This parking space according to Gallatin Co. Code of Ordinances Article 25 Parking Sec.38.25.020 provides size of parking space and turnaround restrictions. Which this parking space does not meet the requirements. In addition the blocking of access to a residence is a potential fire code violation.

We propose that this space be removed and considered a no parking space.

Carol Powell
74 Candlelight Circle
615-351-3983
capk455@aol.com



Sent from my iPad
Carol Powell-Horrar.

From: Main <capk455@aol.com>
Sent: Monday, July 23, 2018 6:33 PM
To: Katie Coleman <kcoleman@hpmmontana.com>
Subject: Attachment of codes

Katie – I have sent to you the ordinance I referenced in my parking space removal email. Thank you
Carol Powell

From: irishskiguy@charter.net <irishskiguy@charter.net>
Sent: Friday, July 27, 2018 6:41 PM
To: Katie Coleman <kcoleman@hpmmontana.com>
Subject: RE: Update to Firelight Owners from WFU RE: Water Meter Installation

Katie,
My name is Walter Brophy. I am the owner of 303 Candlelight Meadow Dr. (Unit 56). My family and I were Big Sky this past weekend and became very upset at the amount of my portion of the lawn and landscape in the front of our house that was gone. We do understand that West Fork Utilities is the middle of revamping the water system. We were aware that some of the drilling would happen behind our house. Much to our surprise, a majority of our front lawn had been tore out and a mature red tree that had stood there for a while was gone. We are very upset by this for two reasons. The reason one; no one told us that this was gonna happen to our portion of the lawn. We didn't get a heads up or had any notification. We do rent our place out through Beehive Management and they were completely unaware as we were. Reason two; we walked around the campus and saw that our unit was the only ones effected by this. No other unit had their lawn and landscaping removed like ours.
We hope that Hammond Properties will represent us to have West Fork Utilities replace the lawn, landscaping and a mature tree after this water well digging commences. We do not want a sapling, we want a equal tree replacement. If the HOA has some kind of agreement with West Fork Utilities to replace the lawn and landscaping, we would like it done before winter. The HOA has always placed landscaping repair/replacement on the back burner. Enclosed are the picture of the area in question. Please feel free to contact me at any time to discuss this further. I will be waiting for your reply.
Thank you.

Walter M. Brophy
406-690-0853

From: Katie Coleman
Sent: Tuesday, July 31, 2018 3:30 PM
To: irishskiguy@charter.net <irishskiguy@charter.net>
Subject: RE: Update to Firelight Owners from WFU RE: Water Meter Installation

Walter,
I am on the phone with Dustin who has informed me that WFU found a leak in the system at the curb stop in front of your unit. This is not part of the well being dug but was more of an emergency, which is why no notice was given. This repair is in the works and WFU has informed us that they will have the landscape damage repaired ASAP. Thank you for your patience while they work through their issues on campus.
Best,
Katie

From: kmacklin1@gmail.com <kmacklin1@gmail.com>
Sent: Wednesday, August 01, 2018 10:25 AM
To: Katie Coleman <kcoleman@hpmmontana.com>
Subject: Firelight banister

Hi Katie,

I keep forgetting to let you know that the banister on the stairs on D building needs attention. It needs to be railed. This is the railing on the side leading up to 19, (I don't know if that would be called the north end??)

Thanks!

Karen
Sent from my iPhone

Firelight 321

From: Cindy McPheeters <cindy.mcpheeters@yellowstoneclub.com>

Sent: Tuesday, August 07, 2018 11:19 AM

To: Katie Coleman <kcoleman@hpmmontana.com>

Subject: Firelights

Katie,

The guest of one of our residents had her tires slashed this weekend at Firelights on Saturday night. She is parked in overflow parking on Firelight Drive in a 2007 Jeep Liberty.

We are working with her as she needs to get the tires replaced and they had to be special ordered. They will be here Thursday and she'll get them put on. I just wanted to make you all aware, so they don't tow her car. We are going to get it taken care of on Thursday this week and she will be going to her own home. She just can't drive the car right now.

It's extremely emotional for her as she thinks she was targeted. We don't have any proof, but never the less, she's got a big bill just thrown at her.

So, if you can please make sure her car is not towed we would appreciate it.

Please let me know if you need anything from me.

Thanks,

Cindy

Thank you all.

I think we have a plan in place to help her. Needless to say it's a little concerning that that happened at Firelights, but it's the first time we've ever had an issue with one of our residents or their guests at any of the condos we rent in Firelights. So hopefully it's just a one-off type thing.

We appreciate the flexibility and like I said, if all goes well we will be having our Fleet guys here help her get the old tires off and the new ones on when they come in on Thursday. If anything were to change, I will let you know.

Thanks again. We appreciate it.

Cindy

Firelight Meadows -Home Owners Association Meeting

August 20,2018

Firelight Condo Bldg. D

I have been an owner since September 2014 and although I am happy with my unit I am very concerned about responses to issues I address. I am given an assurance something will be done and then it is ignored.

On September 9, 2016 at the homeowners meeting I addressed the fact that on the wall upstairs next to my condo D-12 a slate was broken and needed to be repaired. I addressed it again on September 28,2017. To date nothing has been done. See picture #1 attached.

In the same letter I addressed that a cord was hanging outside my kitchen window. I was told it had something to do with the heating of the roof and would be taken care of before the snow fall. Nothing was done and still it hangs there. See picture #2 attached.

In that same letter I stated the boot brushes in front of Condo D were in need of replacement. Again I was assured it would be taken care of. To this date nothing has been done. See picture #3 attached.

I also noticed the wall to the left of D 15 has been punctured and needs to be repaired. Picture #4.

Also there are numerous coats and a pair of boots stored outside D 15. Picture #5.

The carpets may have been cleaned? However they are soiled. People drag their garbage out and leaving drips behind.

There are bikes stored on balconies. Perhaps there was a change to the policy?

On August 25th someone had an open fire on one of the balconies in condo D.

Not sure what kind of a walk-thru in the areas are being done but obviously it is not sufficient.

When I arrived on July 7th. Hunks of dirt were on the stair well. And July 8 there was trash overflowing on the porch. Not a nice welcome. I was going to address it but to my surprise it was cleaned up July 9.

We continuously have dogs running about off leash and some tied to patios. The walking paths would be nice except for those who let their dogs run about and fail to clean up after them. To ask homeowners to take pictures and report this is not a remedy. It can cause animosity towards our neighbors. This is what we have management for. And it is hard to believe that they do not see it when they are about campus as it is an on-going thing.

I am happy with my unit as I said above but when I begin to hear derogatory remarks from business people in the Community who ask me where I live and proceed to say that's the Hood. Then I think the Board and Management need to do some assessment as to why our Firelight Meadows is known in such a derogatory light.

I do believe the items above warrant an honest discussion.

Sincerely,

Patricia Krause
D-12

FLM Water & Sewage Update

7.18.18

From Kevin at West Fork Utilities on 7.15.18,

“- The meter installation is moving along. Slower than we had hoped, but progressing steadily, nonetheless. We anticipate that the installations will be completed this month, at which point we can start measuring flows and seeing usage patterns. We will keep you posted.

- During the installation process we found one leak in a service line outside of a Chalet building (the technicians could hear the leak in the crawl space and at the curb stop). We did not detect this leak when we did our leak survey several months ago, so it's likely a new development. While probably not huge, it definitely contributes to the high water demand. We are scheduled to repair the service line on Monday afternoon/evening.

- The well is moving along. As of Friday afternoon, we were at a depth of 240 ft. (of an anticipated ~300 ft.). So far it is producing roughly 10 GPM. We are hoping for 20 GPM or more, so hopefully we'll find more water as we get down towards 300 ft. Drilling will continue on Monday. After the well is complete, there is still some process before we can use it. We need to do a pumping test to determine a sustainable well yield, then select a pump, submit pump specs to DEQ, and collect water samples. After the selected pump is installed, we will need to finish the electrical connection, and the connection to the forcemain that takes water to the tank. Still quite a bit to do, and I'd guess we're still a few weeks out from using it.

- The storage tank is in its normal operating range, and we haven't been using the irrigation well for a few days. However, we may need to use it again for a few days, depending on demand after the weekend. When not in use, our operators (APE) disconnect our hose and let Hammond know it's available for irrigation.

- No change at the wastewater systems. We're still dealing with a very difficult influent wastewater stream...

In regards to Matt Walker asking the following, “I would love to hear your thoughts on how we could get our irrigation system on Big Sky's water for effluent use.”

- I don't have any additional info on the viability of the District irrigating at FLM. I know that their engineers are evaluating options, but I haven't heard much beyond that. We are very interested in this as well, as it seems there could be a solution there that benefits everyone. If we hear anything on this front, we'll let you know.

That's about it for now. I'll give you more updates as things develop.

If you have any questions, let me know.”

From Kevin at West Fork Utilities on 7.17.18,

“We've made some progress on a couple things, so I wanted to give you another quick update.

- We drilled the well to a depth of 350', and it produces ~25 GPM. If it is sustainable at this flow, future supply issues should be alleviated. We still need to complete the well casing, then test the flow and water quality, and design the pump, as I described in my last email. Overall good news, though.

- The leak that we found during meter installation was fixed yesterday. There is still some cleanup and landscaping to do, which we will take care of. It's hard to say how big it was, but fixing it will definitely help.

- Steady progress continues on the meter installations. I still expect them to be done this month.”

From Kevin at West Fork Utilities on 8.6.18,

- The well project is moving along. The aquifer test is complete and the well produced 20 gpm, which should be plenty to keep up with demand. Now we just need to install a pump, tie it into the forcemain that goes to the tank, and hook up power. We are also still waiting on the water sample lab results.

- the leak was fixed and a landscaping contractor was hired. I'm waiting to get an update on the status/schedule, but it is in the works.

- meters have been installed but we are waiting for the equipment to read them. Interestingly, however, we've already seen a decrease in demand. Fixing the leak helped some, but we also think that just the presence of the meters may have calmed down usage.

From Kevin at West Fork Utilities on 8.15.18,

- water samples from the new well came back good.

- landscaping associated with the leak repair is complete.

Snow Removal & Landscaping Report
FLM Annual HOA Meeting 2018

Snow Removal Report for W2017/2018 Season:

- Overall snow removal by Hammond went well this past season
 - A few areas of delayed shoveling were addressed early on
 - We have noted quite a few areas of heat tape that need to be addressed and have budgeted for them in the 2018 drafted budget
-

Landscaping Report for S2018 Season:

- Routine weed and feed was completed throughout campus
 - Completed the mulch walkway project started last fall (the re-mulching and weed spraying in the path throughout campus)
 - Due to the constraints with the irrigation system this summer our campus is looking a little brown
 - Started removal plans of the gym equipment in-between the Condos and Chalets
 - Future plans are to make more playground/swing sets in that area and remove dated gym free- standing exercises
-

SPECIAL NOTES:

RE: BUDGET

Due to the limited budget we are unable to do many projects as our campus ages and maintenance costs grow. We are asking to increase the landscaping budget to \$50K to address the edging issue around campus- reference pictures below. Once approved, I will work to get contractors in place and lined up for the work. To help give you context for our request, the cost to upgrade our edging (to a metal edging that will help with longevity, compared to the current plastic) is about \$4,000/Chalet four-plex. We hope to complete the project over the next few years and maintain moving forward.









RE: FLM Signage – FEEDBACK REQUESTED FROM HOMEOWNERS

Our FLM signs before our entrances to Chalets and Condos and on your way to the back entrance to Chalets (see images below) are in need of some work- lighting and updating. As a board we were curious to hear your thoughts if it's worth setting some money aside next year to update or if we should remove all together?

-CONDO ENTRY-



-CHALET ENTRY-



-CHALET BACK ENTRY-





Trash Compactor Update Report

April thru July 2018

-All in all the system works well. The biggest issue every month is just 'laziness' of those not wanting to break down items or wait for the cycle to run. The extra dumpster is a big help during transition periods/seasons, however it also creates issues were folks get used to it being there and once removed; they still leave large items in its place. Possibly a few reminders of the actual date it will be removed, and posted on the dumpster/common areas stating absolutely no more items to be left once dumpster is removed? Another item we see is that people leave things possibly thinking someone else could use them/not necessarily garbage, which we typically just throw in the compactor or take to the dump. Not sure if there is a way to inform folks of an alternate way to give away their items.

-As we were away in June for 2 weeks we hired someone else to take over daily checks. We were not here to oversee this work and as a result only charged for the 2 week time frame we were here for.

-We have never been able to access cameras or communicate with the person who is in charge of them. As a result we have no information on this.

-The cardboard recycling is working great; again, the main issue being folks not breaking down their boxes which fill the containers quickly. Maybe another reminder of this issue to the owners/renters would be a good idea.

-There was a mention of hosing/cleaning out the area weekly. We asked about access to hose pipes and water but didn't get any info back. Please let us know if this is something you'd still like and we can discuss cost going forward.

-