

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

Firelight Meadows

8.20.2018

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## Call to Order

Kari Gras called the meeting to order at 6:00 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), Steve Cherne (308), and Karla Yeager-Smart (B09). Others present included Owners Patricia Krause (D12), Gary Todd Williamson (132), Steve Miller (A19) via phone, Bruce Nelson (397), Paul Nedved (215), Ben Brosseau (D15), Michael Cycyota (381) and Chris Moon (495); and Doug Shanley CPA, Katie Coleman, Dustin Long, Seanna Farrow, and Joe March of Hammond Property Management.

## Next Meeting

The annual meeting has been scheduled for Wednesday, September 19<sup>th</sup> 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. A board meeting will be held directly after the annual.

## Approval of Minutes

Curt Wilson motioned to approve the minutes. Matt Walker seconded. All were in favor and the minutes were approved.

## Budget Overage Recommendations / 1<sup>ST</sup> Quarter Financial Review

Curt Wilson presented proposed revisions. AJ Christianson will review the final revisions with Curt at the next meeting.

## Financial Report

Doug Shanley delivered the 2<sup>nd</sup> Quarter financial report. As of June 30<sup>th</sup> – Total Checking/Savings: \$1,146,830.90, Total Accounts Receivable: \$13,511.58, Total Other Current Assets: \$79,769.82 brought the Total Assets to \$1,240,112.30. As of June 30<sup>th</sup> – Accounts Payable: \$9,292.95, Prepaid Assessments: \$8,542.73, Total Liabilities: \$17,835.68, and Total Equity: \$1,222,276.62 brought the Total Liabilities and Equities to \$1,240,112.30. Total expenses were \$145,097.07, making the HOA under budget in the 2<sup>nd</sup> quarter by \$4,153.58.

## Property Management Report

Dustin Long answered any questions the group had on his manager's report. Points included:

- Steel mesh/steel wool was put up around campus as bird deterrent
- The Compactor was repaired with new latches and hydraulic seal. Replacing the whole mechanism with something more sustainable would be expensive but is a possibility in the future.

## Rule Enforcement Report

Joe March discussed the last month of violations – mostly parking – with the group and answered questions. Joe noted that parking cameras will be arriving soon and installed near the condo buildings to monitor for any issues. New parking pass distribution will be discussed soon.

## Communication from Owners

The group discussed solutions to owner communications about different topics. Some have already been addressed by the board and/or management and was communicated to the individuals.

## Water & Sewer Update

Matt Walker included his communication and updates from West Fork Utilities in the board packet. Water from the new well reportedly produced 20 gallons per minute; samples from the new well came back good. A pump will be installed (likely this week) and will be tied into the force main that goes to the tank. Landscaping associated with a leak repair was completed adequately. Meters on campus were successfully installed and equipment to read the meters will arrive soon.

## **NEW BUSINESS**

### **Removal of Parking Space**

At the previous board meeting Carol Powell inquired about the possibility of removing a parking space near her unit 74 Candlelight that makes it difficult for anyone backing out of her unit to do so without maneuvering around cars utilizing said space. The board walked the area and determined that removing a parking space is not in the HOA's interest, but extending the area of the parking space would help remedy the issue.

### **Firelight to become part of Town Center**

Jeff Alger reached out to the Town Center Owners Association (TCOA). Due to zoning, a sidewalk connecting the Firelight Campus to Town Center is not possible. Kari and Jeff will be sending an update to the owner who inquired.

## **OTHER BUSINESS**

### **Neighborhood Garage Sale – 8/25-8/26**

Seanna will send an email to the membership requesting that any unit interested in participating in the garage sale email her and Matt Walker so their unit may be added to the list and shared beforehand.

The board went into executive session at 7:20 PM.

### **Adjourn**

The meeting adjourned at 8:02 PM.

## **SECRETARY'S CERTIFICATE**

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

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Laura Gregory, Secretary

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Date