

Date: Wednesday October 15 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"> November BOD – Mon, 11/12/18? 	All	
Financials			
6:15	Bill payment process revision	Curt Wilson	Discuss/Accept
	Reserves	Curt Wilson	Discussion
Reports			
6:30	Property Management Report	HPM – Dustin	Discuss/Accept
	<ul style="list-style-type: none"> Heat Tape concerns in Chalet Tree Pruning Trash Camera Access – Sean Gale 		
	Rule Enforcement Report	HPM – Joe	Review
	Communication from Owners	HPM	Review
New Business			
7:00	Replace trash receptacles outside Condos with cigarette receptacles	HPM quote	Discuss/Accept
	Upgrade on Garage Door	Owner request	Review
	New Parking passes	HPM	Discuss/Accept
	Open flames on decks/ patios	Owner request	Review
Old Business			
7:30	Utility Roofs on Condos	All	Discussion
7:40	Adjourn	Kari Gras	-

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

Firelight Meadows

8.20.2018

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 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. 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 / 1ST 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 2nd Quarter financial report. As of June 30th – 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 30th – 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 2nd 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.

Laura Gregory, Secretary

Date

Firelight Meadows Board Meeting – October 15th, 2018

HPM Manager's Report

- Turned off exterior spigots to condo buildings
- Turned on heat in crawlspace of condos and chalets.
- Installed foundation vent covers around campus.
- Began testing/ replacing heat tape on campus. Ongoing.
- Began placing moose fence around trees.
- Replaced American flag on flag pole.
- Pruned all shrubs on campus.
- Coordinated repairs to 406 crawlspace. Vapor barrier.
- Coordinated painting of 130 Starlight ceiling. Water leak.
- Extended parking spot in front of 82 Candlelight.
- Responded to and coordinated repairs to water leak in C building. After Hours.
- Tested emergency lighting in condo buildings.
- Coordinated repairs to door of B building. Ongoing.
- Issued multiple violations/ warnings.
- Shut down and winterized irrigation system.
- Assisted WFU with final phase of new well project.
- Coordinated delivery and pick up of end of season trash container.
- Responded to and coordinated repairs to fire suppression leak. After Hours.

Rule and Parking Violations

Name	Date modified
 FL C13 Courtesy Notice - parking in neighbor space	10/10/2018 4:30 PM
 FL 336 Courtesy Notice - Tarp in front yard	10/9/2018 12:54 PM
 FL 296 Courtesy Notice - Firewood piled in driveway_response received	10/9/2018 12:41 PM
 FL 434 Courtesy Notice - Wood chips in driveway	10/4/2018 2:12 PM
 FL 140 Only Warning - Hot tub located in front yard_response received	10/3/2018 3:45 PM
 FL 441 Courtesy notice - Tires at end of driveway	10/3/2018 3:40 PM
 FL D10 Courtesy Notice - Trash in condo hallway	10/2/2018 1:29 PM
 FL 405 Only Warning - Parking in neighbors driveway, blocking garage	10/1/2018 12:40 PM

Quotes

- 1. Cigarette Receptacles – \$2,628.00 total**
\$2,376.00 – 16 metal receptacles
\$252.00 – shipping
- 2. Metal propane enclosures – \$1,800 total**
\$1,300.00 – materials
\$500.00 – labor
- 3. Re-shingling propane enclosures – \$1,000 total**
\$1,000 – materials and labor

Orange A/B Resident Passes

- 216 "A passes"
- 216 "B passes"
- 268 extra/replacement passes
- Numbered by hand accordingly

Select Material ?

Price per Tag
(10 Tags/Pack)

Compare Prices at Different Quantities
(Prices are per Tag and rounded to nearest hundredth) [more »](#)

	50	100	150	250
► Heavy-Duty				
● ToughTag™	?	\$2.99	\$1.98	\$1.69

Compare Features

Order Quantity ?

Choose the quantity of parking permits you need.
Minimum order quantity is 5 Packs. There are 10 Tags per Pack.
Subsequent quantity should be a multiple of 1 Pack.

Quantity Packs (Total: 700 Tags) [Recalculate](#)

ToughTag™ (700 Tags @ 0.94/Tag) \$658.00

Yes! I want the back side printed. \$0.00

[View Back Side](#)

Price: \$0.94 / Tag

Total Cost \$658.00



Burgundy Visitor passes

- 216 Visitor passes
- 184 extra/replacement passes
- Numbered by hand accordingly

Select Material ?

Price per Tag
(10 Tags/Pack)

Compare Prices at Different Quantities
(Prices are per Tag and rounded to nearest hundredth) [more »](#)

	50	100	150	250
► Heavy-Duty				
● ToughTag™	?	\$2.99	\$1.98	\$1.69

Compare Features

Order Quantity ?

Choose the quantity of parking permits you need.
Minimum order quantity is 5 Packs. There are 10 Tags per Pack.
Subsequent quantity should be a multiple of 1 Pack.

Quantity Packs (Total: 400 Tags) [Recalculate](#)

ToughTag™ (400 Tags @ 1.29/Tag) \$516.00

Yes! I want the back side printed. \$0.00

[View Back Side](#)

Price: \$1.29 / Tag

Total Cost \$516.00

