



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

**BOARD OF DIRECTORS MEETING**

<b>Date:</b> Monday December 10 <sup>th</sup> , 2018	<b>Time:</b> 6:00 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</b>
<b>6:00</b>	<b>Call to Order</b>	Kari Gras	-
	<ul style="list-style-type: none"> <li>Member Forum (new items for next month's agenda)</li> </ul>		
	Minutes of Last Board Meeting	All	Approve
	Schedule Next BOD Meeting:		
	<ul style="list-style-type: none"> <li>Recurring schedule (2<sup>nd</sup> Monday/ month)</li> </ul>	All	Approve
<b>Financial</b>			
<b>Reports</b>			
<b>6:05</b>	Property Management Report	HPM – Dustin	Discuss/Accept
	Rule Enforcement Report	HPM – Joe	Discuss/Accept
	Communication from Owners	HPM	Discuss/Accept
	- Request for long-term renter; RV space	All	Discuss
<b>New Business</b>			
<b>6:30</b>	Board of Directors – Role assignments	Kari Gras	Discuss
	Trash Maintenance - Contract Options	Kari Gras	Discuss/Accept
	Trial connection to Ousel Falls – easement?	Kari Gras	Discuss
<b>Old Business</b>			
<b>6:50</b>	Parking Passes update	Hammond	Discuss/Accept
<b>7:00</b>	<b>Adjourn</b>	Kari Gras	-

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

Firelight Meadows

11.13.2018

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## Call to Order

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

## Roll Call

Board Members present included Kari Gras (A01, B01, 184), Laura Gregory (D09), Matt Walker (D05), Steve Cherne (308) via phone, AJ Christianson (A16, C07), Jeff Alger (367, C04) and Karla Yeager-Smart (B09). Others present included CPA Doug Shanley via phone, and Scott Hammond, Katie Coleman, Robbeye Samardich, and Joe March of Hammond Property Management.

## Approval of Minutes

Laura motioned to approve the October board meeting minutes as presented. Matt seconded the motion. All were in favor and the minutes were approved.

## Next Meeting

The next board meeting was scheduled for Monday, December 10th, 2018 and will begin at 6:00 PM in the Hammond Conference Room.

## Bill Payment Process Revision

The bill payment process revision discussion was tabled for the next meeting.

## Quotes for Accounting Review

Kari reported that she has obtained one accounting quote, and Doug is looking into getting others. The group plans to have more than one quote before discussing further.

## 3<sup>rd</sup> Quarter Financials

Doug presented the 3<sup>rd</sup> quarter financials. Kari and Doug discussed the idea of offering unit owners the ability to pay their homeowner assessments via ACH automatic online transactions. Doug currently has this payment option set up with another HOA and has had success with it. If the group decides to take this route, Doug recommended beginning on either Jan 1 (first quarter), or Apr 1 (second quarter). Steve Cherne motioned to approve the ACH transactions, provided that there are no transaction fees. Motion was seconded and all were in favor. Details will be discussed further.

## REPORTS

### Property Management Report/Rule Enforcement Report

Joe March presented the manager's report. Main points included:

- The project of installing shingles over the propane enclosures is in progress
- Inappropriate window coverings at a particular unit were discussed and addressed.
- Rule and parking violations were presented

### Communication from Owners

There was no new communication from owners to discuss. Past communication about window coverings on campus was discussed. HPM will make an effort to convey a friendly reminder to the ownership in the newsletter what is appropriate as far as window coverings go on campus.

## **Landscaping**

Laura plans to have some estimates by the December meeting that will help form a concrete master plan to move forward with landscaping. Scott will communicate with 46 North about incorporating replacement of the irrigation system into this master plan. Laura suggested executing the campus landscape needs by phase, rather than by “hot spots” or curb appeal. The campus edging project was discussed at length. Plans to begin the edging work are expected to begin spring 2019.

## **NEW BUSINESS**

### **Trash Camera Request**

Karla expressed her concerns with current management of the trash compactor area, and minimal use of the current camera monitoring the area.

### **Board of Directors – Chair Position**

Kari announced her resignation from the Chair position on the board. Kari will work with the board on staging a job description for the open board position, and will remain available to the board as a consultant. The responsibility of chairman will either be split among the group, or the position appointed to a specific person.

## **OLD BUSINESS**

### **Parking Passes**

Two parking pass options were presented; horizontal and vertical. Jeff Alger motioned to proceed with ordering the vertical reflective parking passes. Kari proposed that if the horizontal passes are offered in a reflective option to choose those passes; if not, proceed with ordering reflective vertical passes. Matt Walker seconded. The motion was passed and HPM will confirm which passes are available in reflective option and proceed with ordering them as discussed.

### **RID Update**

Kari would like to converse with the engineering firm, Morrison Mairele, about where parking spaces can be added. Morrison Maierle will prepare and propose these details and prices which can then be shared with the membership. Kari noted that there are funds available to pay for having this plan put together. Jeff motioned to move forward with the plans from Morrison Maierle for surveying. AJ seconded the motion and the motion was carried.

### **Unit CB Lot**

The board will continue to talk about the potential purchase of the CB lot and formulate a proposal in order to go about this decision with more due diligence. Matt will email the board to solicit committee members.

### **Adjourn**

The meeting adjourned at 7:54 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

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Date













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## Firelight Meadows Board Meeting – December 10th, 2018

### HPM Manager's Report

- Shoveled out fire hydrants on campus.
- Inspected all condo building crawl spaces and adjusted heat accordingly.
- Turned trash cans around at condo buildings.
- Lowered flags to half-mast in honor of President Bush.
- Plugged in all heat tape.
- Knocked down icicles around campus. On-going.
- Re-shingled all propane meter shelters on condo buildings.
- Responded to afterhours call about leaking spigot.
- Met with Austin from Nation Wide insurance and answered questions. Provided him access to crawl spaces.
- Towed multiple vehicles from campus for various violations.
- Provided unit access to various contractors.
- Repaired interior trim in B building.
- Provided paint to an owner who was repairing their garage door.

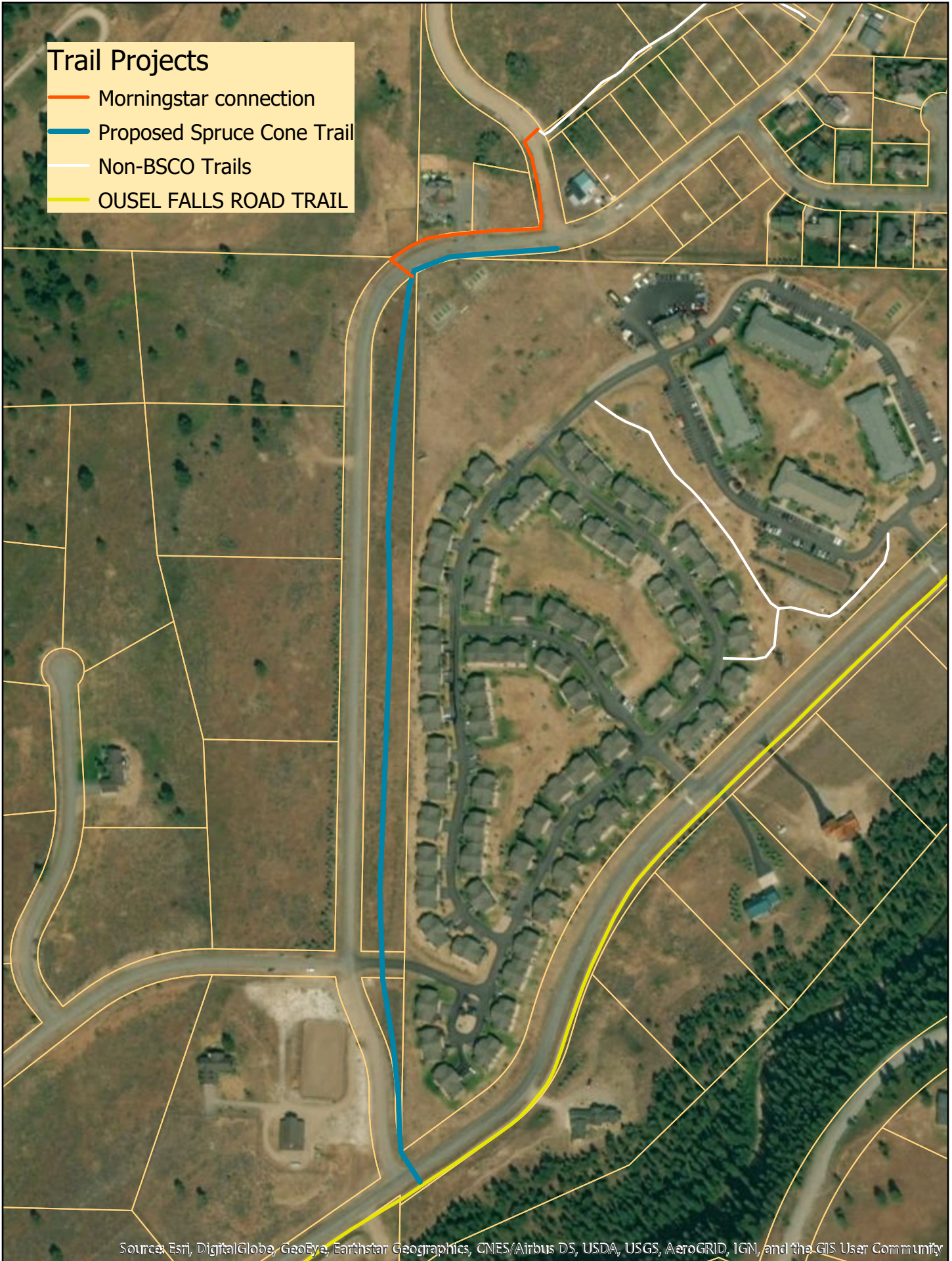
### Rule and Parking Violations

 FL 80 Courtesy Notice - Loose Dog	12/4/2018 10:14 A...
 FL B20 Courtesy Notice - Vehicle Accident	12/3/2018 3:43 PM
 FL 215 Courtesy Notice - Loose pet	11/30/2018 11:55 ...
 FL 120 Courtesy Notice - Vehicles must move every 48 hrs & after snow	11/27/2018 3:31 PM
 FL 353 Second Notice - \$100 Fine, patio storage	11/27/2018 3:27 PM
 FL 394 Second Notice - \$100 Fine, deck storage	11/27/2018 3:21 PM
 FL 352 Courtesy Notice - Dog bite, police report filed	11/27/2018 2:02 PM
 FL 394 Courtesy Notice - Deck storage	11/20/2018 12:16 ...
 FL A08 Courtesy Notice - Vehicles must move every 48 hrs & after snow	11/20/2018 11:55 ...
 FL 353 Courtesy Notice - Only warning, patio storage	11/20/2018 11:48 ...



## Trail Projects

- Morningstar connection
- Proposed Spruce Cone Trail
- Non-BSCO Trails
- OUSEL FALLS ROAD TRAIL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community