

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

Firelight Meadows
11.13.2018

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.

3rd Quarter Financials

Doug presented the 3rd 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

Date