



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

BOARD OF DIRECTORS MEETING

Date: Monday February 4th, 2019	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		-
	<ul style="list-style-type: none"> • Member Forum (new items for next agenda) 		-
	<ul style="list-style-type: none"> • Minutes of Last Board Meeting 	All	Approve
	<ul style="list-style-type: none"> • Schedule Next BOD Meeting: <ul style="list-style-type: none"> ○ Monday, March 4th 2019 at 6pm 	All	Approve
Financials			
6:10	<ul style="list-style-type: none"> • Financial Report <ul style="list-style-type: none"> ○ 2018 Q4 Financial Reports ○ 2018 Year End Financial Reports ○ Annual Retained Earnings Transfer to Reserve Fund ○ Monthly Account Receivables Review 	Curt	-
			Discuss/Accept
			Discuss/Accept
			Discuss
			Discuss
Reports			
6:30	<ul style="list-style-type: none"> • Property Management Report <ul style="list-style-type: none"> ○ Snow Removal Safety • Rule Enforcement Report <ul style="list-style-type: none"> ○ List of vehicles towed • Communication from Owners 	HPM – Palmer	Discuss
		HPM – Joe	Discuss
		HPM	Discuss
New Business			
6:50	<ul style="list-style-type: none"> • Trail connection to Ousel Falls – Update • Renters with dogs • Vice President Board Position Appointment 	BOD	Discuss
			Discuss
Old Business			
7:10	<ul style="list-style-type: none"> • Board Vacancy Discussion (1 open position) • Additional Parking • WFU Water Meter Update <ul style="list-style-type: none"> ○ Rate Increase 	BOD	Discuss
		Jeff	Discuss
		BOD – Matt, Steve	Discuss
7:50	<ul style="list-style-type: none"> • Trash Management Contract • Trash Cans <ul style="list-style-type: none"> ○ Bid from BSC for additional pickups/Discussion about removal • Condo Bldg. Heater Options 	HPM	Discuss/Accept
		HPM	Discuss/Accept
		HPM/Karla	Discuss
8:15	Adjourn		-
8:15	BOD Executive Session	BOD	

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

Firelight Meadows
1.14.2018

Call to Order

Matt Walker called the meeting to order at 5:59 PM, MST.

Roll Call

Board Members present included Laura Gregory (D09), Matt Walker (D05), Steve Cherne (308), AJ Christianson (A16, C07), Curt Wilson (B02), Jeff Alger (367, C04), and Karla Yeager-Smart (B09). Others present included owners Steve Miller (A19) via phone, Ben Brosseau (D16), and Chris Moon (495); Scott Hammond, Mike Palmer, Dustin Long, Katie Coleman, Robbeye Samardich, and Seanna Farrow of Hammond Property Management.

Member Forum

- 1) West Fork Utilities water meter update will be added to next month's agenda.

Approval of Minutes

Curt motioned to approve the December board meeting minutes as presented. Steve seconded the motion. All were in favor and the minutes were approved.

Next Meeting

The next board meeting was scheduled for Monday, February 4th, 2019 and will begin at 6:00 PM in the Hammond Conference Room.

Financials

Curt reported that there are currently two unit owners in arrears. Certified letters have been mailed to each owner and they were given a January deadline to bring their accounts current. The topic of delinquent accounts has been added to the agenda to be discussed each month.

REPORTS

Property Management Report

Dustin's highlights were listed in the meeting packet. Karla sought board approval to look into and potentially test different heating options for the condo buildings. Karla will explore some ideas to discuss at the next meeting.

The trash cans around the condo building have been turned inward by management to minimize, if not totally eradicate, the usage of the cans. This method has not been successful. HPM will look into the cost of removing the cans altogether, as well as getting a bid from Big Sky Cleaning to empty the cans 3-times weekly.

Rule Enforcement Report

There were minimal violation notifications to report, but several vehicles were ticketed or towed on campus which Joe made available for the board to review. A list of "towed vehicles" will be added to the packet moving forward so that the Board can keep track of vehicles they may acquire a towing expense for if not retrieved by the vehicle owner.

Communication from Owners

The board reviewed and discussed communication from owners received by management. New topics were added to next month's agenda.

Snow Removal Discussion

Laura Gregory expressed that after the recent snow storm, the shoveling crew did not start shoveling until after the snow stopped falling. HPM shared that a meeting was held with the snow removal team to discuss expectations going forward and that this will not be a problem for the remainder of the season. Propane tank shoveling has been added to the shoveling crews list of expectations.

CB Lot Discussion

Matt shared that the board plans to reengage efforts to obtain this lot before another party does. Mett will email everyone to get a sub-committee started. The board plans to be as educated as possible about this potential purchase before going to the membership with details.

NEW BUSINESS

Board of Directors – President Role

Steve Cherne nominated Matt Walker for the board president. Laura seconded the motion. All were in favor and none opposed.

Spruce Trail System

A preliminary discussion has begun between BSCO, Ousel Falls Estates, and FLM to connect the South Fork Trail to Ousel Falls Trail. This trail would run through the green space adjacent to Spruce Cone Drive. The board will be discussing the process with legal, and the progress of the project will be shared with the membership.

OLD BUSINESS

Parking Passes

Parking passes were circulated to the membership and are now being used. Green parking passes are no longer valid and vehicles still using them will be towed.

Trash Maintenance Contract

Scott will provide the group with an updated trash management contract at the next meeting.

Adjourn

The meeting adjourned at 7:12 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
Profit & Loss Budget vs. Actual
October through December 2018

	Oct - Dec 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	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	154.83	0.00	154.83
Total Finance and Late Fee Charges	154.83	0.00	154.83
Membership Dues	400.00	0.00	400.00
Parking Income	425.00	0.00	425.00
BAD DEBT INCOME	0.00	0.00	0.00
Fine Income for Violations	200.00	0.00	200.00
Special Assessments	0.00	24,988.00	-24,988.00
Total Income	190,275.83	214,084.00	-23,808.17
Gross Profit	190,275.83	214,084.00	-23,808.17
Expense			
General Common Expenses			
Insurance	24,507.75	19,557.99	4,949.76
Compactor Electricity	211.35	225.00	-13.65
Landscape and Sprinkler	7,571.00	7,571.14	-0.14
Landscape Upgrades	1,510.00	1,666.67	-156.67
Trash Removal	12,103.44	10,754.76	1,348.68
Maintenance & Repairs	15,872.63	12,525.00	3,347.63
Snow Removal	39,000.00	38,333.34	666.66
Roof Snow Removal	0.00	1,534.16	-1,534.16
Management Company	26,089.83	26,090.01	-0.18
Parking Management	9,500.01	3,750.00	5,750.01
Accounting	4,016.68	4,031.25	-14.57
Legal	40.00	3,750.00	-3,710.00
Office Expense	2,909.91	849.99	2,059.92
Postage & Delivery	0.00	150.00	-150.00
Taxes	0.00	0.00	0.00
Bad Debt	831.97	999.99	-168.02
Meeting Expense	958.97	624.99	333.98
Licenses and Fees	0.00	0.00	0.00
Total General Common Expenses	145,123.54	132,414.29	12,709.25
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	0.00	0.00	0.00
Maintenance & Repair Chalet	0.00	3,671.25	-3,671.25
Total Limited Common Expense - Chalet	0.00	3,671.25	-3,671.25
Limited Common Expense - Condo			
Condo Utilities - Building	4,926.98	5,088.24	-161.26
Reimbursement SnowMelt Electric	40.00	0.00	40.00

Firelight Meadows Owners Association
Profit & Loss Budget vs. Actual
October through December 2018

	<u>Oct - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Telephone Condo Fire Alarm Syst	1,237.27	1,218.00	19.27
Condo - Cleaning and Rugs	2,800.00	4,275.00	-1,475.00
Fire Alarm System Monitoring	439.50	421.50	18.00
Fire Extinguisher Inspection	647.00	0.00	647.00
Maintenance & Repair Condo Only	0.00	1,647.51	-1,647.51
Total Limited Common Expense - Condo	<u>10,090.75</u>	<u>12,650.25</u>	<u>-2,559.50</u>
Total Expense	<u>155,214.29</u>	<u>148,735.79</u>	<u>6,478.50</u>
Net Ordinary Income	35,061.54	65,348.21	-30,286.67
Other Income/Expense			
Other Income			
Nationstar Morgtgage	0.00	0.00	0.00
Postage Income	150.00	0.00	150.00
Interest Income	6,652.66	0.00	6,652.66
Total Other Income	<u>6,802.66</u>	<u>0.00</u>	<u>6,802.66</u>
Other Expense			
Water & Sewer Delinquent paid	0.00	0.00	0.00
Reserve Contribution	53,195.27	47,985.25	5,210.02
Total Other Expense	<u>53,195.27</u>	<u>47,985.25</u>	<u>5,210.02</u>
Net Other Income	<u>-46,392.61</u>	<u>-47,985.25</u>	<u>1,592.64</u>
Net Income	<u><u>-11,331.07</u></u>	<u><u>17,362.96</u></u>	<u><u>-28,694.03</u></u>

Firelight Meadows Owners Association
A/P Aging Summary
As of December 31, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
ADVANCED WASTE WATER SPECIALISTS	677.50	2,010.00	0.00	0.00	0.00	2,687.50
Big Sky Cleaning	0.00	1,400.00	0.00	0.00	0.00	1,400.00
BOZEMAN SAFE & LOCK	0.00	0.00	0.00	252.35	0.00	252.35
Douglas N Shanley CPA	1,375.00	0.00	0.00	0.00	0.00	1,375.00
FULL CIRCLE OF BIG SKY	0.00	140.00	0.00	0.00	0.00	140.00
HAMMOND PROPERTY MANAGEMENT EXTRA	241.68	2,559.50	0.00	0.00	0.00	2,801.18
Northwestern Energy 1855250-5	482.10	568.93	0.00	0.00	0.00	1,051.03
Northwestern Energy 1855256-2	208.98	499.97	0.00	0.00	0.00	708.95
Northwestern Energy 1855258-8	145.55	276.09	0.00	0.00	0.00	421.64
Northwestern Energy 1855261-2	488.00	651.64	0.00	0.00	0.00	1,139.64
Northwestern Energy Dumpster 3098123-7	52.03	75.69	0.00	0.00	0.00	127.72
REPUBLIC SERVICES #886 COMPACTOR	2,514.60	1,670.64	0.00	0.00	0.00	4,185.24
TOTAL	6,185.44	9,852.46	0.00	252.35	0.00	16,290.25

Firelight Meadows Owners Association

02/01/19

Balance Sheet

Accrual Basis

As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
BSWB 113 557 Operating	10,201.07
BSWB 001 164 Money Market	115,056.06
Total Operating Bank Accounts	<u>125,257.13</u>
Reserve Bank Accounts	
American Bank 2739	201,647.06
Edward D Jones	989,618.10
Total Reserve Bank Accounts	<u>1,191,265.16</u>
Total Checking/Savings	<u>1,316,522.29</u>
Accounts Receivable	
Accounts Receivable	42,160.73
Accounts Receivable Reserve	-21,701.68
Total Accounts Receivable	<u>20,459.05</u>
Other Current Assets	
Prepaid Expenses	100.00
Interest Receivable	5,704.94
Prepaid Insurance	24,507.75
Total Other Current Assets	<u>30,312.69</u>
Total Current Assets	<u>1,367,294.03</u>
TOTAL ASSETS	<u>1,367,294.03</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	16,290.25
Total Accounts Payable	<u>16,290.25</u>
Other Current Liabilities	
Prepaid Assessments	11,246.41
Total Other Current Liabilities	<u>11,246.41</u>
Total Current Liabilities	<u>27,536.66</u>
Total Liabilities	27,536.66
Equity	
Reserve Fund Balance	1,191,265.16
Retained Earnings	105,092.64
Net Income	43,399.57
Total Equity	<u>1,339,757.37</u>
TOTAL LIABILITIES & EQUITY	<u>1,367,294.03</u>

Firelight Meadows Owners Association
A/P Aging Summary
As of December 31, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
ADVANCED WASTE WATER SPECIALISTS	677.50	2,010.00	0.00	0.00	0.00	2,687.50
Big Sky Cleaning	0.00	1,400.00	0.00	0.00	0.00	1,400.00
BOZEMAN SAFE & LOCK	0.00	0.00	0.00	252.35	0.00	252.35
Douglas N Shanley CPA	1,375.00	0.00	0.00	0.00	0.00	1,375.00
FULL CIRCLE OF BIG SKY	0.00	140.00	0.00	0.00	0.00	140.00
HAMMOND PROPERTY MANAGEMENT EXTRA	241.68	2,559.50	0.00	0.00	0.00	2,801.18
Northwestern Energy 1855250-5	482.10	568.93	0.00	0.00	0.00	1,051.03
Northwestern Energy 1855256-2	208.98	499.97	0.00	0.00	0.00	708.95
Northwestern Energy 1855258-8	145.55	276.09	0.00	0.00	0.00	421.64
Northwestern Energy 1855261-2	488.00	651.64	0.00	0.00	0.00	1,139.64
Northwestern Energy Dumpster 3098123-7	52.03	75.69	0.00	0.00	0.00	127.72
REPUBLIC SERVICES #886 COMPACTOR	2,514.60	1,670.64	0.00	0.00	0.00	4,185.24
TOTAL	6,185.44	9,852.46	0.00	252.35	0.00	16,290.25

Firelight Meadows Owners Association

Balance Sheet

02/01/19

As of January 31, 2019

Accrual Basis

	<u>Jan 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
BSWB 113 557 Operating	136,971.48
BSWB 001 164 Money Market	115,056.06
Total Operating Bank Accounts	<u>252,027.54</u>
Reserve Bank Accounts	
American Bank 2739	201,647.06
Edward D Jones	989,618.10
Total Reserve Bank Accounts	<u>1,191,265.16</u>
Total Checking/Savings	<u>1,443,292.70</u>
Accounts Receivable	
Accounts Receivable	88,283.07
Accounts Receivable Reserve	-21,701.68
Total Accounts Receivable	<u>66,581.39</u>
Other Current Assets	
Prepaid Insurance	16,338.50
Total Other Current Assets	<u>16,338.50</u>
Total Current Assets	<u>1,526,212.59</u>
TOTAL ASSETS	<u>1,526,212.59</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,831.03
Total Accounts Payable	<u>5,831.03</u>
Total Current Liabilities	<u>5,831.03</u>
Total Liabilities	5,831.03
Equity	
Reserve Fund Balance	1,191,265.16
Retained Earnings	148,492.21
Net Income	180,624.19
Total Equity	<u>1,520,381.56</u>
TOTAL LIABILITIES & EQUITY	<u>1,526,212.59</u>

Firelight Meadows Owners Association

A/R Aging Summary

As of January 31, 2019

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Acheatel Larry & Jent Trust - D15	0.00	-975.00	0.00	0.00	0.00	-975.00
Avant/Hopper Gutter Brothers - V78	966.00	0.00	0.00	0.00	0.00	966.00
Bates Mitchell - A 8	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Bennett Richard - V128	966.00	0.00	0.00	0.00	0.00	966.00
Berg Brandon & Nicole - V 34	966.00	0.00	0.00	0.00	0.00	966.00
Big Sky Evergreen Lodge LLC - V10	966.00	1.69	0.00	0.00	154.16	1,121.85
Boyd Chris & Patty - V47	966.00	0.00	0.00	0.00	0.00	966.00
Brandl and Ballantyne - V032	966.00	7.20	0.00	0.00	965.16	1,938.36
Brauer Johana & Jeff V115	966.00	0.00	0.00	0.00	0.00	966.00
Braun David - B10	560.73	0.87	0.00	0.00	0.00	561.60
Brockie Robert & Rebecca C02	1,398.00	0.00	0.00	0.00	0.00	1,398.00
Brokaw Investments LLC - V93	0.00	-2,898.00	0.00	0.00	0.00	-2,898.00
Brown Julie - V61	966.00	6.36	0.00	0.00	0.00	972.36
Chovanak Lori - V101	966.00	0.00	0.00	0.00	0.00	966.00
Christianson Andrew - A16	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Christianson Andrew - C07	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Cundey William - V77	966.00	0.00	0.00	0.00	0.00	966.00
Das Bruce & Amy - V66	1,266.00	0.00	0.00	0.00	0.00	1,266.00
DeCarlo Alexander & Allison - V83	966.00	1.69	0.00	0.00	154.16	1,121.85
DeSalvo Douglas and Marguerite D14	113.00	0.00	0.00	0.00	0.00	113.00
Dolan James - C 10	0.00	-86.42	0.00	0.00	0.00	-86.42
Duhaylongsod Henry - V45	966.00	0.00	0.00	0.00	0.00	966.00
Dwyer Michael & Sheila - V079	966.00	5.51	0.00	0.00	811.00	1,782.51
firelight meadows ar adjustment account	0.00	0.00	-831.97	0.00	-20,869.71	-21,701.68
Gallion Matthew & Brenda D20	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Garfinkle Mark & Rebecca - V135	966.00	0.00	0.00	0.00	0.00	966.00
Geppert Michele & Samuel - C 1	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Goicu & Margineanu - V133	966.00	0.00	0.00	0.00	0.00	966.00
Grad Jeff - V131	966.00	0.00	0.00	0.00	0.00	966.00
Gregory Laura Elizabeth - D 09	0.00	-50.51	0.00	0.00	0.00	-50.51
Grice Katherine Marie - C 20	1,398.00	0.00	0.00	0.00	0.00	1,398.00
Hamilton - A17	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Harper Doug & Theodora - C 13	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Hoeksema Ken Winnie & Scott - V 75	966.00	0.00	0.00	0.00	0.00	966.00
Hunt Virginia Lockman - V29	966.00	0.00	0.00	0.00	0.00	966.00
Iszler & Aucoin - V43	155.00	0.00	0.00	0.00	0.00	155.00
Johnsen & Johnsen - B20	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Johnson Christopher A - V023	31.00	0.00	0.00	0.00	0.00	31.00
Johnson Scott - V24	155.00	0.00	0.00	0.00	0.00	155.00
Klein Elijah Archer - V127	966.00	0.00	0.00	0.00	0.00	966.00
Koch Stuart - V108	966.00	66.71	0.00	0.00	21,701.68	22,734.39
Krause Patricia D 12	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Lea Eric - V134	966.00	0.00	0.00	0.00	0.00	966.00
Macisso Michael & Lynnda Tibbetts - V126	966.00	0.00	0.00	0.00	0.00	966.00
Macklin and Mattusch - D19	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Mansilla & Bellido - D 11	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Mansilla & Bellido V012	966.00	1.69	0.00	0.00	154.16	1,121.85
McIntosh Ian & Dahy - V100	966.00	0.00	0.00	0.00	0.00	966.00
McKean Hilary H - V53	966.00	7.20	0.00	0.00	965.16	1,938.36
Merlino Stephen - V118	966.00	0.00	0.00	0.00	0.00	966.00
Mitchell William & Dorothy - V 1	0.00	-10.00	0.00	0.00	0.00	-10.00
Mitchell William & Dorothy - V122	0.00	-10.00	0.00	0.00	0.00	-10.00
Moon, Christopher & Twila - V103	1,566.00	0.00	0.00	0.00	0.00	1,566.00
Morehead Robert V 6	966.00	5.51	0.00	0.00	811.00	1,782.51
Morgan Christopher & Tracy A 04	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Morgan Jeff - V 81	1,016.00	0.00	0.00	0.00	0.00	1,016.00
Morphew Cindy and Larry - V123	966.00	0.00	0.00	0.00	0.00	966.00
Neal David - C19	0.00	0.00	0.00	0.00	-876.00	-876.00
Nordahl Vicenza and Steve - V 3	966.00	11.34	0.00	0.00	3,766.56	4,743.90
Peterson Jon and Turi - B03	1,098.00	6.69	0.00	0.00	786.14	1,890.83
Peterson Jon B Trust - A 10	1,098.00	6.69	0.00	0.00	786.14	1,890.83
Prentice Robert & Mary - V116	966.00	5.05	0.00	0.00	815.76	1,786.81
Scott Kathy J - B04	801.77	3.06	0.00	0.00	0.00	804.83
Senn Gary - V 21	966.00	0.00	0.00	0.00	0.00	966.00
SJV Holdings LTD - A 9	1,398.00	0.00	0.00	0.00	0.00	1,398.00
Smart Michael - B 9	1,032.00	0.00	0.00	0.00	0.00	1,032.00

Firelight Meadows Owners Association
A/R Aging Summary
 As of January 31, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Tate William Marshall - A 18	1,098.00	0.00	0.00	0.00	0.00	1,098.00
Vanyo Tucker - V40	1,266.00	0.00	0.00	0.00	0.00	1,266.00
Walker Warwood & Gerstenberger - D10	0.00	0.00	-1,098.00	0.00	0.00	-1,098.00
Wangsgard Travis - V 69	1,266.00	0.00	0.00	0.00	0.00	1,266.00
Wilkus Mary - V 63	76.16	0.00	0.00	0.00	0.00	76.16
Wilson Curtis - B 2	1,398.00	0.00	0.00	0.00	0.00	1,398.00
Winning Robert - V130	966.00	0.00	0.00	0.00	0.00	966.00
TOTAL	<u>62,278.66</u>	<u>-3,892.67</u>	<u>-1,929.97</u>	<u>0.00</u>	<u>10,125.37</u>	<u>66,581.39</u>



hpmmontana.com

Property Managers Report

Firelight Meadows – February 4, 2019

- Snow Removal Operations:
 - Removed pack from roadways where feasible
 - Removed pack from condo building walkways
 - Chipped ice/hardpack snow around compactor
 - Edged snow banks as needed
- Replaced no parking sign and issued fine to the owner of vehicle/unit
- Initiated roof shoveling and ice removal at condo buildings and chalets (on-going)
- Monitored compactor area and cleared various items from the area
- Checked and replaced light bulbs at condo entrances
- Allowed access for contractors
- Cleaned up and trash and debris around campus as needed
- Allow access and coordinate with WFU to perform water sample testing
- Perform condo building walkthroughs to check emergency lighting

Parking Mgmt. Report Jan 3 - Jan 28 2019					
Date/Time	Unit #/Location	Make/Model	License Plate	Towed?	Notes
1/3/2019	Candlelight guest	Ford	No tag, White escape	YES	1/3/2019, 4pm Best Rate
1/4/2019	Candlelight guest	Lexus		No	
1/7/2019	Candlelight	Toyota	6-62029B MT	No	
1/7/2019	124	Ford	BGP514 MT	No	
1/7/2019	Firelight	Volvo	SCAMMIN MT	No	
1/8/2019	Candlelight	Toyota	X912WE UT	No	
1/10/2019	Firelight	Nissan	6-53311A MT	No	
1/10/2019	Candlelight	Nissan	6-92620B	No	
1/10/2019	Candlelight	Subaru	6-61142B MT	No	
1/11/2019	Candlelight	Subaru	HZC772	No	
1/13/2019	Candlelight	Subaru	KKM7107 PA	No	
1/14/2019	Candlelight	Jeep	9CG-8034	No	
1/14/2019	Starlight	Chevy	22T-10037 WY	No	
1/15/2019	Firelight	Dodge	HCX-K85 FL	No	No pass/Firelane Tow deadline 1/16
1/15/2019	Starlight	Honda	2EE519 ID	No	No pass/firelane Tow deadline 1/16
1/15/2019	Firelight guest	Ford	BWY1025 AZ	No	No pass Tow deadline 1/16
1/15/2019	Firelight guest	Subaru	CBM 269 MT	No	No pass Tow deadline 1/16
1/15/2019	Starlight guest	Chevy	CGR978 MT	No	No pass Tow deadline 1/16
1/15/2019	Starlight guest	Potanic	2T-AY774 ID	No	No pass Tow deadline 1/16
1/15/2019	Starlight guest	Jeep	6-72253B MT	No	No pass Tow deadline 1/16
1/15/2019	Condo A	GMC	6-83861A MT	No	No pass Tow deadline 1/16
1/15/2019	Condo B	Toyota	CBM228 MT	No	No pass Tow deadline 1/16
1/15/2019	Condo A	Subaru	CFS780 MT	No	No pass Tow deadline 1/16

1/15/2019	Overflow	Subaru	KKM7108 PA	No	No pass Tow deadline 1/16
1/15/2019	Condo A	Chevy	CCT527 MT	No	No pass Tow deadline 1/16
1/15/2019	Condo C	Acura	862TAF WI	No	No pass Tow deadline 1/16
1/15/2019	Condo C	Jeep	FLT DKN 596 CO	No	No pass Tow deadline 1/16
1/15/2019	268	Toyota	AAJB1425	No	No pass Tow deadline 1/16
1/15/2019	360	Mazda	BA29029 AZ	No	No pass Tow deadline 1/16
1/15/2019	B-20	Subaru	6-21559B MT	No	No pass Tow deadline 1/16
1/15/2019	A-8	Chevy	579 PMF AZ	No	No pass Tow deadline 1/16
1/15/2019	A-8	Toyota	6-38092B MT	No	No pass Tow deadline 1/16
1/15/2019	A-15	GMC	6-85084B MT	No	No pass Tow deadline 1/16
1/15/2019	D-17	Subaru	8B-GK008 ID	No	No pass Tow deadline 1/16
1/15/2019	C-16	Toyota	GCD298 MT	No	No pass Tow deadline 1/16
1/15/2019	C-20	Jeep	CAW367 MT	No	No pass Tow deadline 1/16
1/15/2019	C-20	Ford	6-10115B MT	No	No pass Tow deadline 1/16
1/15/2019	65 (guest)	Ford	2T BN632 ID	No	No pass Deadline 1/22
1/16/2019	A-15	Chevy	6-30007B MT	No	No pass Tow deadline 1/17
1/16/2019	173	RAM	2LC-3990 PA	No	No pass Tow deadline 1/16
1/16/2019	Overflow	Subaru	E9-542762 WA	No	No pass Tow deadline 1/17
1/22/2019	503	Mazda	GKN2521 PA	No	Firelane Tow deadline 1/22
1/22/2019	504	Subaru	PC 41776 DE	No	Firelight Tow deadline 1/22
1/25/2019	Firelight	Jeep	BU6637	No	Firelane Tow deadline 1/26
1/26/2019	Starlight	Dodge Sprinter	FW1341 Indiana	No	Tow deadline 1/27
2/1/2019	Int. Candlelight/Firelight	Subaru	BVB101 MT	YES	Best Rate @ 9:45a

January 30, 2019
Re: Firelight Pet Policy for Renters

Dear Firelight Meadows Owner,

At the most recent board meeting, a discussion was held with regard to Firelight unit Owners who rent their units (short or long term) to dog owners. **Per the Declarations, dogs are permitted in Firelight units ONLY when the owner of the unit is residing in the unit as their primary or secondary residence.** Aside from emotional support animals and/or service dogs, and provided that the Renter share valid proof of this with their landlord, renters are not permitted to keep pets in the unit.

If a unit is found to house pets against these requirements, the **unit owner** will be fined on a situational basis following the current fine structure:

1st Violation Warning – Corrective notice via written warning

2nd Violation & Fine – Notice and \$100.00 fine

3rd Violation & Fine – Notice and \$200.00 fine

4th Violation & Fine – Notice and \$300.00 fine

Although we too love dogs dearly, we sincerely thank you for your cooperation with this matter. Please reach out to firelight_meadows@hotmail.com with any questions or concerns for the Board, or reply to this email.

Thank you,

Hammond Property Management
Firelight Meadows Board of Directors

West Fork Utilities Update

From: Matt Walker [<mailto:riverwalker8@gmail.com>]

Sent: Saturday, January 19, 2019 3:18 PM

To: Seanna Farrow

Cc: AJ Christianson; Curt Wilson (curt.wilson.firelight@gmail.com); Jeff Alger; Karla Yeager-Smart; Laura Gregory; Steve Cherne; Katie Coleman; Robbeye Samardich

Subject: Re: FW: Question RE: FLM 1/14/2019 Board Meeting

Seanna,

Here is an update from Kevin on the water meters to pass along to Dave and others that inquire.

"West Fork Utilities does not have any new information on the FLM rate case other than that they are in procedure. As for overall flows, they seem to be down a bit from this time last year and the wells are keeping up just fine. All of the individual meters have been installed, but WFU is still ironing out their process for reading them. WFU is working with the district to utilize their meter reading equipment (much less expensive than purchasing the same stuff just for FLM), and that has introduced some complexity. WFU is dealing with this, however, and the meters should be fully functional very soon."

Here is some additional information from Kevin that is for internal use only,

For now, WFU doesn't have any info on the distribution of individual usage, other than what they found in their preliminary round of readings a few months ago (15% of units accounted for 40% of total demand). Despite lower flows, wastewater strength continues to be a problem, and the treatment systems are heavily overloaded. WFU did a major solids removal (pumping) event at the wastewater system for the Chalets this fall (they will do the same thing for the other system this spring). This is a necessary recurring event for the mechanical operation of the plant, and it often helps reduce the organic load (strength) of wastewater throughout the plant. Unfortunately, influent samples collected since then continue to be very high. Their hunch is still that a small number of users are contributing heavily to the high strength wastewater. Hopefully they'll gain some more insight when they are finally able to analyze flows/unit. Again, this should happen soon, hopefully within the next month.

Total water demand averaged ~34,000 gpd in 2017 and ~42,000 gpd in 2018. At times during 2018 we saw shorter-term demands closer to 60,000 gpd. Our previous production capacity with wells 1 & 2 was ~48,000 gpd, and well 3 adds another ~29,000 gpd. After friction losses from pumping to the tank through a fairly long forcemain, we're probably looking at a total effective capacity around 70,000 gpd. This is a much better situation, and brings us much more in line with DEQ's current design standards.

Well 3 has been fully installed and tested, and it operates properly. DEQ has been slow to process the certification, and recently asked for a few more samples to be collected to complete their review process. Those samples are currently being analyzed at the lab. For now, Well 3 is in standby, and we are operating on wells 1 & 2. Well 3 will be brought online with a flip of a switch once the certification is complete.

I'll continue to keep you all posted as we learn more in the coming weeks and months.

Have a great weekend,

Matt

<u>Customers</u>	<u>Current monthly rate</u>	<u>New rate</u>	<u>Annual Increase</u>
Chalet – 136	\$137.06	\$186.27	\$590.47
Condo – 80	\$116.97	\$168.03	\$612.73
Admin – 1	\$115.60	\$169.54	\$647.27



BEARSAVER BEAR RESISTANT CART GARAGE, HOLDS ONE 35 GALLON POLY CART - RCED35-CG

ITEM: #RCED35-CG

CONTAINER COLOR *

Select a Color (Please call if a custom color is needed)



QUANTITY

1

\$939.00

ADD TO CART

IN-STOCK: Usually Delivers in 2-5 weeks depending on stock availability



For orders more than 24 units please call 888-671-7066 for a discount

A.

Estimated Total for 8 35-gallon Can Garage (2 at each Condo entrance) = \$7,512.00

Estimated Total for 16 35-gallon Can Garages (4 at each Condo entrance) = \$15,024.00



BEARSAVER - BE SERIES SINGLE TRASH ENCLOSURE, ADA COMPLIANT - BE1-P

ITEM: #BE1-P

CONTAINER COLOR *

Select a Color (Please call if a custom color is needed)



LABELS *

Choose One Label

- Mixed Recycling
- Paper, Cans and Plastic Bottles
- Glass, Cans and Plastic Bottles
- Cans and Plastic Bottles
- Paper
- Glass
- Cans (Aluminum, Steel and Tin)
- Plastic Bottles and Jugs
- Landfill
- Trash
- None

\$932.00

B.

Estimated Total for 8 35-gallon Can Garage (2 at each Condo entrance) = \$7,456.00

Estimated Total for 16 35-gallon Can Garages (4 at each Condo entrance) = \$14,912

HOME > BEAR-RESISTANT *CE SERIES* TRASH CANS AND RECYCLE BINS > BEARSAVER - CE SERIES SINGLE TRASH EN...



BEARSAVER - CE SERIES SINGLE TRASH ENCLOSURE, ADA COMPLIANT - CE140-CH

ITEM: #CE140-CH

CONTAINER COLOR *

Select a Color (Please call if a custom color is needed)



LABELS *

Choose One Label

- Mixed Recycling
- Paper, Cans and Plastic Bottles
- Glass, Cans and Plastic Bottles
- Cans and Plastic Bottles
- Paper
- Glass
- Cans (Aluminum, Steel and Tin)
- Plastic Bottles and Jugs
- Landfill
- Trash
- None

\$828.00

C.

Estimated Total for 8 Can (2 at each Condo entrance) = \$6,624.00

Estimated Total for 16 Can (4 at each Condo entrance) = \$13,248.00



BEARSAVER BEARIER™ - RESIDENTIAL SINGLE TRASH CAN ENCLOSURE - RCE130F

ITEM: #RCE130F

CONTAINER COLOR *

Select a Color (Please call if a custom color is needed)



QUANTITY

1

\$716.00

ADD TO CART

D.

Estimated Total for 8 Can (2 at each Condo entrance) = \$5,728.00

Estimated Total for 16 Can (4 at each Condo entrance) = \$11,456.00



BEARSAVER BEARIER™ - RESIDENTIAL SINGLE TRASH CAN ENCLOSURE - RCE132F

ITEM: #RCE132F

CONTAINER COLOR *

Select a Color (Please call if a custom color is needed)



QUANTITY

1

\$894.00

ADD TO CART

IN-STOCK: Usually Delivers in 2-5 weeks depending on stock availability

Share

Tweet

Pin it

E.

Estimated Total for 8 Can (2 at each Condo entrance) = \$7,152.00

Estimated Total for 16 Can (4 at each Condo entrance) = \$14,304.00

PLASTIC SMOKER'S RECEPTACLES



Eliminate cigarette litter from public areas.

- Extinguishes cigarettes quickly.
- Base holds (and conceals) thousands of cigarette butts.
- Unscrew and lift off lid for easy disposal.
- Receptacle liner – Burn resistant. Twist tie, toss away.

SPECIFY COLOR: Beige, Green, Terra Cotta, Black or Gray

MODEL NO.	SIZE DIAM. x H	WEIGHT (LBS.)	PRICE EACH	
			1	3+
H-1103	16½ x 38½"	13	\$49	\$47
S-17201	Receptacle Liners 10/pk.		\$31/pk.	\$28/pk.

METAL SMOKER'S RECEPTACLE

Tough, safe steel construction won't burn or melt.

- Low maintenance – Conceals thousands of cigarette butts.
- Self-extinguishing design, no sand or water needed.
- Unlatch to empty base.

MODEL NO.	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH	
			1	3+
H-1377	16 x 39"	23	\$172	\$167



SMOKER'S POLE

RUBBERMAID®

Streamlined space-saver controls smoker's litter.

- Fire-safe, weather resistant, powder-coated aluminum.
- Weighted base for stability.
- Self-extinguishing. No sand or water needed.
- Quick release for easy emptying.

SPECIFY COLOR: Black or Silver

MODEL NO.	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH	
			1	3+
H-2458	13 x 41"	24	\$169	\$165



TUSCAN SMOKER'S POLE

RUBBERMAID®

Combines clean good looks with easy maintenance.

- Durable plastic withstands harsh weather.
- Self-extinguishing. No sand or water needed.
- Inner galvanized steel liner lifts out to empty.

SPECIFY COLOR: Black or Beige

MODEL NO.	SIZE L x W x H	WT. (LBS.)	PRICE EACH	
			1	3+
H-4198	13 x 13 x 38"	16	\$159	\$149



INFINITY™ SMOKER'S RECEPTACLES

RUBBERMAID®

High-capacity receptacles hold up to 8,000 cigarette butts.

- Recommended for shopping centers, airports and stadiums.
- Stainless steel snuff plate minimizes smoldering.
- Self-extinguishing. No sand or water needed. Chubby.



TRADITIONAL HIGH CAPACITY

MODEL NO.	DESCRIPTION	SIZE DIAM. x H	CIGARETTE CAPACITY	WT. (LBS.)	PRICE EACH	
					1	3+
H-5161	Traditional	13 x 39"	5,000	24	\$229	\$219
H-5162	High Capacity	16 x 42"	8,000	33	299	279

LANDMARK SERIES™ RECEPTACLES

RUBBERMAID®

Handsome River Rock paneled trash receptacles provide permanence and stability.

- Domed top keeps rain out. Opens easily to remove trash.
- Rugged UV-resistant plastic top lasts for years.
- Includes removable leakproof rigid trash liner.

SHIPS UNASSEMBLED VIA MOTOR FREIGHT

MODEL NO.	DESCRIPTION	CAPACITY (GAL.)	SIZE W x D x H	WT. (LBS.)	PRICE EACH	
					1	2+
H-3570	Domed Top	35	26 x 26 x 40"	81	\$650	\$625
H-1209	Domed Top			105	730	705
H-1210	Ash Tray Top	50	26 x 26 x 46½"	107	829	795



DOMED TOP



ASH TRAY TOP

380 **ULINE** Order by 6 p.m. for Same Day Shipping

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