

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

Firelight Meadows  
2.4.2018

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## Call to Order

Matt Walker called the meeting to order at 6:00 PM, MST.

## Roll Call

Board Members present included Laura Gregory (D09), Matt Walker (D05), Steve Cherne (308), AJ Christianson (A16, C07), Curt Wilson via phone(B02), and Karla Yeager-Smart (B09). Others present included owners Steve Miller (A19) via phone, Annette Stone (B12), and Dave & Kathy Shappee (329); Scott Hammond, Mike Palmer, Katie Coleman, and Robbeye Samardich of Hammond Property Management; CPA Doug Shanley, and Attorney Mindy Cummings.

## Member Forum

- 1) No new items were added for next month's agenda.

## Approval of Minutes

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

## Next Meeting

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

## Financials

Curt presented 4<sup>th</sup> quarter/year-end financials. The group discussed budget overages due to parking management, maintenance and insurance costs.

## REPORTS

### Property Management Report

Mike presented the manager's report. Main points included:

- Overflow parking at the end of Candlelight – "No Parking" sign was ran over. Owner of unit has been fined for damage.
- WFU performed water testing at various units
- Shoveling and clearing ice around condos and chalets.
  - So far only one chalet leak reported. Karla reported a leak outside the entrance of her B building's door. By design, heat tape causes more ice buildup; the board and management discussed turning off heat tape next year to see if this helps prevent ice buildup.

Scott shared that a new Field Representative will be joining the team and noted his appreciation for the Board's patience during the transition.

Karla inquired about the regularity of the shoveling at the condos and around the fire hydrants. Management noted that these areas are to be addressed every snow event, but more attention will be paid to these areas.

### Rule Enforcement Report

The rule enforcement report was displayed in the packet.

### Communication from Owners

The board reviewed and discussed communication from owners received by management. One topic of discussion was the inconvenience of the recently scheduled winter chimney cleaning/inspections. These second inspections are only scheduled for units who use their stoves as their primary heat source. These units in the past came back with reports of dangerously high soot buildup which prompted this second inspection/clean during the season they are used the most.

### **Letter to Membership Regarding Rental Units and Pets**

Included in the packet was a draft letter to the membership reminding them of the HOA's no-pet policy for unit renters. Mindy explained that there will be a pet policy addressed in the governing document re-write relating to this subject while leaving this out of the Rules and Regulations, which will allow to the board the flexibility to come up with a pet policy they want to enforce.

The board instructed management to send the letter about the pet policy to the ownership, along with including something in the next newsletter.

The group discussed the advantages and disadvantages to dogs on campus, whether owned by renters or owners.

### **NEW BUSINESS**

#### **Board of Directors – Vice President Role**

No Vice President role was determined. Mindy noted that appointing this board position is not necessary.

### **OLD BUSINESS**

#### **Board Vacancy**

The board chose not to fill the vacancy. For voting purposes, maintaining an odd number of board members is ideal.

#### **Additional Parking**

Mindy explained some of the necessary steps that the board needs to take before additional parking can be approved.

#### **WFU Water Meter Update**

#### **Trash Management Contract**

HPM presented their trash management contract for board review.

#### **Condo-area Trash Receptacles**

Scott recommended the board purchase bear-proof trash receptacles to place at the condo entrances and replace the existing. Matt feels that the bear-proof cans are costly, and removing the trash altogether would help correct the issue. Notice of the removal will be posted on campus as well as put in the newsletter. The smoking receptacles will be brought to the front of the condo buildings, while owners will be encouraged to use the compactor for their trash needs moving forward.

#### **Condo Building Heating Options**

Karla is still exploring possibilities, while also talking with Mike about some of the details that need to be taken into consideration.

#### **Adjourn**

The meeting adjourned at

**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

DRAFT