

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

Firelight Meadows
3.4.2018

Call to Order

Matt Walker called the meeting to order at 6:01 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), Karla Yeager-Smart (B09), and Jeff Alger (C-04, 367). Others present included owners Chris Moon (495); Scott Hammond, Mike Palmer, Katie Coleman, Seanna Farrow, Josh Hickey, Joe March and Robbeye Samardich of Hammond Property Management; Insurance representatives Ty Moline and Samantha Smith.

Member Forum

- 1) Laura would like "Landscaping Plan" added to the April agenda
- 2) Matt would like "Water Update" added to the April agenda

Approval of Minutes

Pending a small change to the managers' report section, Karla motioned to approve the minutes. Matt seconded. All were in favor and the minutes were approved.

Next Meeting

The next board meeting was scheduled for Monday, April 8th, 2019 and will begin at 6:00 PM in the Hammond Conference Room.

Financials

Curt reported that 5 owner accounts are past due; he is concerned with just 1. The board will determine how to move forward with placing a lien on the unit Owner. All retained earnings will be credited to the appropriate accounts, no refunds given.

During a conversation with Steve, Mindy Cummings recommended an official reserve study be performed on the current reserves, what requirement for reserves should be, along with if reserves have been funded correctly thus far. Steve has been looking into potential candidates to have the study completed and will look into the cost. If the cost is reasonable, Curt agrees with this moving forward. Further details will be shared.

A portion of the excess reserves (reserve total amount of \$65,000) will be allocated to the upcoming parking improvement project. The board will determine where the rest will be allocated.

REPORTS

Property Management Report

There were no questions regarding the manager's report. Steve noted that the fire hydrants on campus are not visible from snow cover; Mike will investigate this. It was noted that the poles near the RV parking area are currently painted red but should be yellow. This was also noted by Mike and Josh.

The date for a spring walk-through of the campus will be determined soon.

Rule Enforcement Report

A rule enforcement report was included in the packet. Two vehicles were towed, three were booted. All owners booted paid Best Rate Towing's dispatch fee and the boots were removed.

Communication from Owners

Any communication from owners was included in the meeting packet and discussed.

Parking Update

Jeff presented a parking update. There is no approval needed from either the county or the fire department to continue planning; the project has been put out to bid. It was noted that paving of the additional parking between the condos and chalets will be completed. Further details of the project will be communicated amongst the board as it progresses.

NEW BUSINESS

Insurance Review

Ty Moline was present to deliver an insurance update to the group and answer any questions. He explained that the current master insurance policy is considered "all in", meaning that the HOA's policy subsequently covers things that Owners are typically responsible for covering with their personal homeowner insurance. In the last year, there were 4-6 claims turned in which is more than normal; two of which should have fell under the home owner's insurance.

Currently, all unit owners can file a claim with the HOA insurance carrier, Nationwide. In order to review claims from Owners and be filed only by board members, the CC&R's would need to be modified. All but two of the claims were over the deductible amount, currently at \$2500.00 – this deductible is on the lower end. By raising the deductible, claims could be covered by the HOA's funds rather than being filed as a loss assessment. The deductible can be increased up to \$10,000, which the board is comfortable with. Increasing the deductible would ultimately decrease premiums. The current policy renews at the end of April. Any increase will be communicated to the membership so owners can consider their personal coverage. The board also proposed dropping water and sewer coverage to \$10,000. The board will work on drafting a letter explaining these details.

OLD BUSINESS

Condo Building Heating Options

Karla continues to research options by contacting different manufacturers. On-going.

Trash Update

Karla has been in communication with Republic about what direction the HOA can move in to improve trash service. Republic can do pickups every 12 days, rather than every 14, to help stay on top of the increase in trash needs. Adding pickups would potentially increase trash costs by around \$2500/year. Karla continues to monitor the compactor tonnage and will adjust the pickups if necessary. She is also looking into an alarm monitoring system to discourage residents/poachers from abusing the compactor.

An end of the season dumpster will be ordered and place on campus as usual. Dates will be shared with the membership.

Adjourn

Laura motioned to adjourn the meeting at 7:31 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

5/7/2019
Date

