

Date: Monday Apr 8, 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, May 6 2019 at 6pm 	All	Approve
	<ul style="list-style-type: none"> • Schedule Annual Meeting Date 	All	Approve
Financials			
6:10	<ul style="list-style-type: none"> • Financial Report <ul style="list-style-type: none"> ○ Monthly Account Receivables Review 	Curt	- Discuss
Reports			
6:30	<ul style="list-style-type: none"> • Property Management Report 	HPM – Palmer/Josh	Discuss
	<ul style="list-style-type: none"> • Rule Enforcement Report <ul style="list-style-type: none"> ○ Violations ○ List of vehicles towed 	HPM – Joe	Discuss
	<ul style="list-style-type: none"> • Communication from Owners 	HPM	Discuss
	<ul style="list-style-type: none"> • Parking Update 	Jeff	
	<ul style="list-style-type: none"> • WFU/Water Update 	Matt	Discuss
New Business			
7:00	<ul style="list-style-type: none"> • Insurance Deductible Increase • Decrease in Water/Sewer Coverage 	All All	Approve
Old Business			
7:20	<ul style="list-style-type: none"> • Trash – Alarm system cost • Items permitted on decks 	HPM Jeff	Discuss Approve
7:30	Adjourn		-

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




Date



Firelight Managers Notes

- Began exterior maintenance list to begin addressing in the next few weeks as snow melt continues
- Cleaned up area outside of maintenance shop. Will continue to relocate/ clean up as snow begins to melt.
- Snow
 - o Increased efforts directed towards snow removal as pack began to loosen to prevent vehicles from getting stuck
 - o Continued to facilitate having the valleys of the condo roofs shoveled
- Condos
 - o Removed D building entryway trash receptacles and stored them in the closets per the request of the board and moved ash trays to front of building
 - o Created initial condo building routine inspection forms to present regularly
- Compactor
 - o Had annual maintenance done on compactors
 - o Working on replacing latches on both compactor doors for better appearance and functionality
 - o Removed excess signage from both compactors and replaced it with new signage.
 - o Working with Matt and Karla on potentially installing the Ring camera system
 - o Increased level of attention to remove trash as it melts from snow piles
 - o Cleaned remaining snow and garbage out from entryway and from beneath compactor
- Landscaping
 - o Met with Laura to go over landscaping for the HOA
 - o Possibility of moving towards a phased installation plan rather than doing one item at a time

Unit	Date Reported	Reported	Comments	Damage
FL 208	2/22/2019	Right side of sliding door, backside.	Renters reported to owner mid-Jan. Owners called us 2/22/19 (RS)	
FL 360	3/20/2019	Leaking by sink window area, fridge area, and sliding glass doors. Josh went to unit. Roof needs shoveling in front valley and backside above doors.	Renters be out at end of April	Yes
FL 95		Requested shoveling of snow load due to broken transom window in previous year...		
FL C Bldg.	1/28/2019	Ice dam affecting NW corners drywall, flooring		
FL C20	2/14/2019	Leaking above sliding glass door, and above spare bed window		
FL C20	3/12/2019	Leaking above sliding glass door, and above spare bed window		
FLM A20	3/22/2019	kitchen damage		
FLM A13	3/24/2019	not active. Tracy reported while visiting.		both bedrooms paint bubbling.
FL 173	3/6/2019	Water dripping onto unfinished floor	Day Spring made repairs	Yes
FL 314	3/19/2019			

 Reply  Reply All  Forward




Sun 4/7/2019 12:58 PM


Robert Prentice <prenticer@outlook.com>

water damage

To Seanna Farrow

 You replied to this message on 4/8/2019 8:49 AM.

Action Items

 Get more apps

Could you bring up an issue at the firelight board meeting.

From

Robert Prentice owner of 229 candlelight meadow drive.

Subject






This is second year in a row that I have had melt damage to the back wall going out to the patio from the living room area. This year is worse than last and will be much more costly to repair. I know weather has been bad and multiple units have similar problems. Is there something that can be done to prevent this? Does there need to be a roof inspection and repair of the roof. Thank you for your consideration of this problem

Can you update me by Email of any proposed actions. Thanks bob13343@gmail.com

Parking Violations

Parking Mgmt. Report Mar 14 - Apr 1, 2019					
Date/Time	Unit #/Location	Make/Model	License Plate	Towed?	Notes
14-Mar	A Bldg	Camper	2CBZ32M, ID	N	Camper in condo lot
14-Mar	Guest	Honda	IANZO, NJ	Y	No permit
14-Mar	Guest	VW	GTPG094, GA	N	No permit
14-Mar	C Bldg	Honda	640701B, MT	N	No permit
14-Mar	D Bldg	Chevy	8BKL527, ID	N	No permit
14-Mar	A Bldg	Honda	757THY, MN	N	No permit
15-Mar	173	Ford	CJB493, MT	N	Firelane
15-Mar	330	Subaru	694932B, MT	N	Firelane
16-Mar	Guest	Ford	BMW651	N	No permit
16-Mar	Guest	Jeep	CEZ517, MT	N	No permit
16-Mar	Starlight	Subaru	BMS9720, WA	N	No permit
16-Mar	Overflow	Subaru	663736B, MT	N	No permit
16-Mar	Overflow/376	Dodge	WELDON, MT	N	Invalid permit
16-Mar	Overflow	Toyota	161UEN, UT	N	No permit
16-Mar	B Bldg	Ford	671381A, MT	N	No permit
17-Mar	B Bldg (9?)	White trailer		N	Horse trailer
17-Mar	B Bldg	Ford	NA	N	No permit
19-Mar	173	Ford	CJB493, MT	N	Parked in front of 181 garage
20-Mar	Candlelight	Honda	684813B, MT	N	No permit
21-Mar	C Bldg	Jeep	A53987, MT	N	No permit
21-Mar	Guest	Subaru	CCT539, MT	N	No permit
21-Mar	Guest	Chevy	676006B, MT	Y	No permit
22-Mar	Guest	Subaru	673828A, MT	N	No permit
22-Mar	Guest	Ford	777BCT, ND	N	No permit
22-Mar	C Bldg	RAM	BTJ105, MT	N	Invalid permit
22-Mar	C Bldg	RAM	749423C, MT	N	No permit
24-Mar	Guest	Toyota	CFS864, MN	N	No permit
24-Mar	Guest	Subaru	BMS9720, WA	N	No permit
28-Mar	Guest	Chevy	CFV273, MT	N	No permit
29-Mar	441	Toyota	258468B, MT	N	Firelane
29-Mar	Overflow	BMW	657374B, MT	N	No permit
1-Apr	94	Ford	B235897, AZ	N	No permit

Rules Violations

Name	Date modified
 FL 199 2nd Notice - window coverings	4/1/2019 4:25 PM
 FL 338 2nd Notice & Fine- Table saw in driveway	4/1/2019 4:16 PM
 Re Noise Complaint for FLM C07	3/26/2019 3:18 PM
 FL 207 Fine - Items left outside compactor	3/19/2019 2:23 PM
 FL 338 Courtesy Notice - Table saw in driveway	3/19/2019 2:19 PM

From: Dave Shappee
Date: Wed 3/13/2019

When is Firelight at maximum occupancy? I ask this question because Sandra Barrows, HLH's expert rate consultant, based her recommendations upon a meter reading test in July 2018. Her conclusion is "the majority of customers are exercising reasonable water use." However, Matt Huggins told us in 2017 that someone was dumping extraordinary amounts of wastewater into our septic system. I certainly know that our neighbor has a lot more roommates in December than July.

We are seasonal residents of Firelight, so perhaps I'm mistaken in thinking that Firelight's max occupancy is winter, when all the various seasonal employees are here. If not, then the following reasoning is flawed. However, if it's probable that HLH just grabbed whatever data was convenient, or, heaven forbid, in their favor, then we should request a second, "high season" usage study, or else the families of Firelight will be subsidizing the landlords. Two thirds of the fixed costs HLH seeks to recoup are allocated to Tier 1, 0-6,000 gals, 84% of customers using 60% of water (Barrow p. 10).

What if only 60 or 70% (instead of 84%) of us use less than that? Higher rates would have to be charged to Tier 2 and 3, the water hogs. Most likely HLH will want its rate increase sooner rather than later, after a December 2019 "full occupancy" study. But our reasonable opinion that a July basis is flawed would certainly be excellent leverage to shift higher rates to higher users.

David Shappee
Sportsman & Humorist

329 Firelight Dr., Big Sky, MT

From: Ted McClanahan
Date: 4/1/2019

So. Construction crew moving in. Haven't read the occupancy rules in a while... thought it was six??? Is that right??? Just wondering. Cause the people that live here and pay to do so would like to know. That's all. Do you have any information on any of this.

Thank you.



List of Approved Items on Back Patio/Decks, Front Patio, and Driveway areas

The purpose of this list is to ensure a clean and tidy campus.

- Only 1 propane grill allowed in patio/deck area. A grill is allowed in the driveway while in use, but must be stored in garage when not in use.
- Propane fireplace
- Hot tub and steps; must be in working condition. Any non-functioning or empty hot tubs must be repaired/filled or removed at owner's expense.
- Furniture; only outdoor/exterior furniture allowed, no interior couches/chairs allowed.
- Potted plants/flowers that are alive, flower pot storage in off season that is stacked or organized neatly
- Children's play toys, must be stored on patio/decks only and neat and tidy when not in use.
- Christmas/holiday lights are allowed but only white lights. Must be turned off and taken down by April 1. Seasonal decorating allowed and may be requested for removal by the board

List of "Non" approved items:

- Charcoal grills
- Sports equipment including but not limited to; bicycles, (chalets bicycles OK on Condos patios/decks Max 4), skis/boards, canoes, kayaks, paddleboards
- Firewood
- Storage containers
- Nothing is allowed to be attached permanently to the deck or siding/ lights can be allowed but not permanently attached, white lights only.