

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

Firelight Meadows
4.8.2018

Call to Order

Matt Walker called the meeting to order at 6:02 PM, MST.

Roll Call

Board Members present included Matt Walker (D05), Steve Cherne via phone (308), AJ Christianson (A16, C07), Karla Yeager-Smart (B09), and Jeff Alger (C-04, 367). Owners present included Steve Miller via phone (A19). Also present were Mike Palmer, Katie Coleman, Seanna Farrow, Josh Hickey, and Joe March of Hammond Property Management.

Member Forum

- 1) Landscaping will be added to the May agenda
- 2) WFU/Water Update will be added to the May agenda

Approval of Minutes

Matt motioned to approve the March meeting minutes. Jeff seconded the motion and all were in favor. The minutes were approved as presented.

Next Meeting

The next board meeting was scheduled for Tuesday, May 7th, 2019 and will begin at 6:00 PM in the Hammond Conference Room. The annual meeting was tentatively scheduled for Tuesday, September 17th, 2019.

Financials

Curt was not present to share a report. Matt shared that communication has been made to process a lien on an owner 6 quarters late in dues.

REPORTS

Property Management Report

Josh presented his manager's report. It was noted that HPM is gathering delineators and picking up debris as the snow melts. Street sweeping has been scheduled for this week and it an on-going process as the snow continues to melt. The process of unplugging heat tape has begun.

Karla noted that the trim on the corners of each condo building has starting popping loose. This was noted by HPM and will be addressed.

It was noted that there is an extensive roof-leak repair list that HPM will be prioritizing and working through to address each unit. It is tough to project repair costs at this time; however, there were no major repair concerns reported at this point and mainly consists of drywall/paint repair. The group discussed the reality of the heat tape around campus and some of the damage it has done. The board and management will discuss further how they plan to use heat tape around campus next season. Matt requested estimates for shoveling of the condos next snow-season.

Rule Enforcement Report

A rule enforcement report was included in the packet. Two vehicles were towed, several were booted. All owners booted paid Best Rate Towing's dispatch fee and the boots were removed. Joe will continue to monitor and sticker cars as he sees appropriate.

Communication from Owners

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

Parking Update

Jeff presented a parking update. Morrison-Maierle quoted him \$1200.00 to send the project to bid on and coordinating the project. They estimate their total bid coming to around \$108,000. This estimate includes their 10% contracting fee, earth-moving/landscaping, irrigation, doubling the asphalt thickness, and phasing the project into areas. Once a contractor is chosen through Morrison-Maierle, the BOD would prioritize parking spaces and phase the project.

Water Update

Steve and Alanah Griffith have been working together on matters surrounding the rate case. They are still working on obtaining details, but must submit their testimony no later than Apr 10. It is likely that new rates will be put in place by next month.

NEW BUSINESS

Insurance Deductible Increase

Ty Moline provided Curt with proposed insurance coverage that included the increased deductible discussed last month. Although the premiums increased minimally, Curt approved the new coverage. HPM will communicate the change with the membership and express the importance of reviewing their personal insurance coverage to ensure that their interior property is covered sufficiently. Matt will follow up with Ty regarding the decreased water and sewer coverage also discussed last month.

OLD BUSINESS

Trash Alarm System

Josh previously shared an estimate for the install of a ring-system near the compactor. The total for the equipment and install came to \$200. The BOD approved moving forward with the project in attempt to monitor the compactor area.

Permitted Deck Items

The BOD reviewed the list of approved/non-approved deck items previously proposed last year. The wording of the regulations will be edited and once approved, added to the rules and regulations and shared with the ownership.

Adjourn

Matt 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
