



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

BOARD OF DIRECTORS MEETING

Date: Monday May 7, 2019	Time: 6:00 p.m. MDST	Location: Hammond Property Management 50 Meadow Village Drive Big Sky, MT 59716
--	-----------------------------------	--

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"> ○ Tuesday, June 11 	All	Approve
	<ul style="list-style-type: none"> • Confirm Annual Meeting Date <ul style="list-style-type: none"> ○ Tuesday, Sept 24 ○ Budget Meeting Date (July) 	All	Approve
Financials			
6:10	<ul style="list-style-type: none"> • Financial Report <ul style="list-style-type: none"> ○ Monthly Account Receivables Review 	Curt/Doug	-
			Discuss
Reports			
6:30	<ul style="list-style-type: none"> • Property Management Report <ul style="list-style-type: none"> ○ Landscaping • Rule Enforcement Report <ul style="list-style-type: none"> ○ Violations ○ Vehicles Towed • Communication from Owners • Parking Update • WFU/Water Update 	HPM – Mike/Josh	Discuss
		HPM – Joe	Discuss
		HPM – Seanna/Katie	Discuss
		Jeff	
		Steve	Discuss
New Business			
7:00	<ul style="list-style-type: none"> • Decrease in Water/Sewer Coverage 	All	Approve
Old Business			
7:20	<ul style="list-style-type: none"> • Charcoal Grill Discussion 	All	Discuss
7:30	Adjourn		-

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

Date



Firelight Managers Notes

- Continued clean up of area outside of maintenance shop. Will continue to relocate/ clean up
- Picked up trash across campus. Will continue to monitor and remove trash as needed
- Straightened parking blocks across campus. Still need to replace rebar where it was damaged

- Chalets
 - o Unplugged heat tape
 - o Rehung sagging heat tape at following addresses:
 - 64 Starlight
 - 159 Candlelight
 - 200 Candlelight
 - 215 Candlelight
 - 216 Candlelight
 - 229 Candlelight
 - 65 Starlight
 - 138 Starlight
 - 260 Candlelight
 - 269 Candlelight
 - 286 Candlelight
 - 344 Candlelight
 - 115 Starlight
 - 107 Starlight
 - 95 Starlight
 - 56 Starlight
 - o Replaced damaged fascia above kitchen window at 368 Candlelight
 - o Replaced damaged siding above garage at 156 Candlelight
 - o Replaced missing trim above kitchen window at 156 Candlelight
 - o Replaced damaged fascia above kitchen window at 268 Candlelight
 - o Fixed sump pump piping on exterior of 103 Starlight

- Condos
 - Working to get D building emergency lights functioning properly
 - Refastened all corner trim
 - Turned on water to exterior spigots
 - Began process to replace windows that were damaged by snow and ice
 - Peeling paint is scheduled to be stripped and repainted as soon as weather permits
 - Painted 4 concrete poles in front of B building brown to match light pole per Matt's direction. Will paint the remaining poles as weather permits
 - Unplugged heat tape and made notes of damaged sections
 - Interior water damage in entryways is scheduled to be repaired in the next few weeks

- Compactor
 - Installed new latches on both compactors
 - Installed Ring camera at trash facility. Working through bugs so that it can be passed along to Karla.
 - Pressure washed the interior of the compactor area
 - Facilitated spring cleaning dumpster
 - Continued to clean trash as it melted from snow banks

- Landscaping
 - Met on 5/3 with Laura, Matt, and Karla to discuss landscape and irrigation plans
 - Facilitated irrigation maintenance beginning 5/1 to ensure system is ready when needed
 - Began seasonal gravel removal
 - Began thatching grass areas

Make of Vehicle	License Plate	Date	Time	Location	Towing Deadline	Comments	TOWED	Towed Date
Subaru	6-70797B	04/29/19	7:20a	Guest Parking	04/29/19	NO PERMIT		
Toyota	6-41274B	04/29/19	7:40a	C-Building	04/29/19	NO PERMIT		
Subaru	6-95823B	04/26/19	8:05a	Neighboring driveway	04/26/19	Blocking neighbor		
Subaru	6-70797B	04/26/19	8:10a	Guest Parking	04/26/19	NO PERMIT		
Toyota	BXP9902	04/26/19	7:30a	Guest Parking	04/26/19	NO PERMIT		
Nissan	31-7458B	04/26/19	7:30a	Guest Parking	04/26/19	NO PERMIT		
Ford	6-76705B	04/26/19	7:25a	221	04/26/19	NO PERMIT/Blocking neighbor	TRUE	04/26/19
Toyota	CBR280	04/26/19	7:20a	Guest Parking	04/26/19	NO PERMIT		
Toyota	6-92662B	04/26/19	7:20a	B-Building	04/26/19	NO PERMIT		
Subaru	4-02332C	04/26/19	7:15a	B-Building	04/26/19	NO PERMIT		
Nissan	6-87802	04/26/19	7:10a	A-Building	04/26/19	NO PERMIT		
Trailer		04/26/19	7:05a	A6	04/26/19	Trailer in condo lot		
Honda	8NDK30	04/25/19	8:05a	Guest Parking	04/28/19	NO PERMIT		
Subaru	KLR-7934	04/25/19	8:00a	Guest Parking	04/25/19	NO PERMIT		
Mercury	6-76022B	04/25/19	8:00a	Guest Parking	04/25/19	NO PERMIT		
Chevy	25-5725B	04/24/19	8:05a	Guest Parking	04/24/19	NO PERMIT		
Subaru	6-31953B	04/24/19	8:10a	Guest Parking	04/24/19	NO PERMIT		
Toyota	CJN689	04/24/19	7:00a	140	04/24/19	Firelane	TRUE	04/24/19
Dodge	Florida Plates	04/23/19	2:30p	504	04/23/19	Firelane/No Permite	TRUE	
Subaru	KHY-7452	04/23/19	2:05p	Guest Parking	04/23/19	NO PERMIT		
Ford	25-1011C	04/23/19	2:00p	Overflow Parking	04/23/19	NO PERMIT		
Toyota	VRF-4836	04/23/19	7:15a	Guest Parking	04/23/19	NO PERMIT	TRUE	04/23/19
Toyota	VRF-4836	04/22/19	8:15a	D-Building	04/23/19	NO PERMIT		
Toyota	573-UDG	04/22/19	8:10a	D-Building	04/22/19	NO PERMIT		
INFINITI	985-NYW	04/22/19	8:05a	C-Building	04/22/19	NO PERMIT		
Cadillac	9C2-943	04/22/19	8:00a	C-Building	04/22/19	NO PERMIT		
Dodge	AML 367	04/22/19	7:55a	C-Building	04/22/19	NO PERMIT		
Toyota	DBM9192	04/22/19	7:50a	215	04/22/19	Blocking Neighbor	TRUE	04/22/19
Dodge	BVC47B	04/22/19	7:45a	Guest Parking	04/22/19	NO PERMIT		
Mazda	6-56791B	04/22/19	7:40a	Guest Parking	04/22/19	NO PERMIT		
KIA	6-60285B	04/22/19	7:35a	365	04/22/19	3-cars-wide		
Subaru	WA	04/20/19	9:30a	Guest Parking	04/20/19	Blocking road	TRUE	04/20/19
Chrysler	AAJF6729	04/19/19	7:25a	504	04/20/19	Firelane		
Toyota	25-2581B	04/15/19	1:45p	Overflow Parking	04/15/19	Abandoned/No permit	TRUE	04/15/19
Mercedes	6-07438C	04/15/19	1:40p	Guest Parking	04/15/19	NO PERMIT		
Honda	6-00471C	04/15/19	1:35p	Guest Parking	04/15/19	Abandoned	TRUE	04/30/19
Jeep	BSZ-618	04/15/19	7:45p	503	04/15/19	Firelane		
Chevy	914-BRY	04/09/19	7:55a	C-Building	04/09/19	NO PERMIT		
GMC	CGB269	04/09/19	7:50a	B-Building	04/09/19	NO PERMIT		
Subaru	CGR894	04/09/19	7:45a	156	04/09/19	Firelane		

*Owner Communication
For May 7th 2019 Meeting*

From: Lynnda
Sent: Thursday, May 02, 2019 11:20 AM
To: Seanna Farrow
Subject: Re: FL - Update HOA Insurance Coverage

So essentially, from my interpretation - we've just been asked to absorb a sizable 18% increase in quarterly condo fees (that I was told was at least partially due to insurance coverage) - and are simultaneously being expected to accept significantly lesser coverage of our units?

Am I missing something here? Because it really doesn't sound like a very favorable deal for the FLM owners... Recent marked increases in fees and ancillary costs are making us much more likely to sell in the near future.

Sent from Lynnda's iPad

Lynnda,

Here is the response to your concern from Agency Insurance:

*"Seanna,
I cannot comment on the 18% increase in quarterly dues. The insurance cost increased by a mere \$4,000 yr./less than 5% over last year's insurance cost.*

Coverage's for the association actually increased from \$2,500 to \$10,000, with the only change being the out of pocket expense (deductible) for any covered loss. The Association has always had the option to recoup the deductible from the unit owner if the board felt the unit owner or their tenants were negligent for the loss I believe. "

*Ty Moline
CIA Insurance Agency Inc
dba Agency Insurance Div.
406 993 9242*

Seanna Farrow | HOA Account Manager
[Hammond Property Management](#)
O: 406-995-7220 F: 406-660-4155

Sorry, but that's really not helpful. Even if they're only increasing their costs 5% - FLM is still increasing the unit owners expenses by 17-18% in the condo fees.

As his/her response was that "Only out of pocket expense (deductible) for any covered loss" are still increasing! Is that response supposed to make anyone feel better about paying more but receiving less (After paying a much larger deductible)?

We have to assume that FLM has looked at other available insurance options?