

Firelight Meadows Board Meeting

November 20, 2019, 6:00 PM

Meeting Minutes

Call to order

Matt Walker called the meeting to order at 6:00 pm.

Attendance

Board members in attendance included Matt Walker, Laura Gregory, AJ Christiansen, Curt Wilson, Karla Yeager, Steve Cherne (phone) and Carol Powell (phone). Owners present included Dave Shappee (phone), Steve Miller (phone), and Jim Dolan (phone). From Hammond Property Management, Scott Hammond, Josh Hickey, Katie Coleman and Derek Weinrich were present. Others presented included Aaron and Dan Kimmet (both via phone) from 3-Rivers Telecommunications.

Member Forum

- Exterior chalet lighting
- New insurance bids
- Campus signage

October Meeting Minutes

Curt motioned to approve the meeting minutes; Steve seconded. The minutes were approved as presented.

Financials

Curt will discuss bill payment at the January board meeting.

3 Rivers – Fiber Optic Installation

3-Rivers representatives Aaron and Dan called into the meeting to discuss the proposed fiber optic installation at the Firelight campus and answer any questions from the group. Their projected timeline for the start of the project is May 2020, but order of construction is at the discretion of the contractor. After it begins, the project should be completed within a month at most.

They will remain conscious of irrigation lines throughout the construction process. A pre-construction meeting will be held in April or May where the contractor will review a map of the water and sewer system in order to avoid any major damage.

Northwestern Energy (NWE) Power Outage

Scott explained that the legal process of filing for utilities on the Firelight campus did not take place at Firelight's point of original construction. The recent power outage that was experienced campus wide was due to a loading issue. Where the cable needs to be replaced, NWE did not have an easement to do so. NWE is in the process of requesting an easement along all existing primary underground power lines and their associated above ground lines. The group will work with Alanah on the easement process.

Solar Discussion

The group discussed implementing solar panels on campus. All agreed on looking into the idea, but tabling the topic for further discussion at the January board meeting. Seanna will work with the inquiring owner on obtaining more information on solar panels specific to condo associations.

Manager's Report – Hammond Property Management

Firelight was not billed for any October snow removal services because of the existing mowing contract. Josh began looking into the exterior condo building letters; what's currently on the building is adhered and cannot be salvaged once removed. Replacing the letters entirely with something that can be screwed in place is an option. Josh shared pricing for different options. The group permitted Josh to order one 18" letter in the quarter inch white PVC to put on a condo building as a test.

Karla recently experienced a flood in her unit due to the freezing and bursting of the water spigot at the end of her building. She removed the damaged carpet from the interior, and contacted her insurance company State Farm. She experienced about \$3,000 worth of damage. Karla would like to determine who is liable for the damages as it resulted from an exterior item. The Declarations indicate the common elements are covered, and in this case the fixture that failed is a common element insured by the HOA. Karla will provide the board with an actual bid for replacement of the damaged items that are being replaced. *Josh will inspect all condo hose bibs.*

Rule Enforcement

General and parking rule violations were included in the packet. Seanna will send a reminder to Owners of the rules, regulations, and parking expectations with the winter season approaching.

Owner Communication

An owner recommended that management periodically check washing machine and dishwasher hose bibs and reach out to owners if replacement of the equipment is recommended. Each of these are considered a limited common element and will remain the Owner's responsibility to maintain and repair as needed. HPM would be happy to offer recommendations of contractors familiar with this. The owner also inquired about inspection of dryer connections; dryer connections that need replacing are noted during inspection and reported to owners.

OLD BUSINESS

Yellowstone Chimney Quote

The board asked that Yellowstone Chimney provide them with a revised estimate for the exterior work that needs to be completed, and a separate estimate for the interior work.

AB Building Purchase

The AB lot will become available for purchase in December.

Adjourn

Laura motioned to adjourn the meeting; AJ seconded her motion. The meeting adjourned at 7:56 pm.