| Date: <br> Tuesday | September 24, 2019 | Time: 6:00 p.m. MDST | Location: Bucks T4 - Big Horn Room 46625 Gallatin Road Big Sky, MT 59716 |  |
| :---: | :---: | :---: | :---: | :---: |
| Agenda |  |  | Presenter | Action Required |
| OPENING \& WELCOME: |  |  |  |  |
| 6:00pm | Call to Order |  | Matt Walker | - |
|  | Introduction of Board Members |  | Board Members | - |
|  | Quorum Report |  | Doug Shanley | - |
|  | Member forum - new items for next agenda |  | Ownership | - |
|  | Minutes of Last Annual Meeting - 2018 |  | Matt Walker | Vote of the Membership |
| FINANCIALS: |  |  |  |  |
| 6:30pm | Financial Report |  | Doug Shanley | Discussion |
|  | Proposed 2020 Budget |  | Curt Wilson | Vote of the Membership |
| BOARD ELECTIONS: |  |  |  |  |
| 7:00pm | Election of Directors |  | Matt Walker | Vote of the Membership |
|  | - 1 director position to fill |  |  |  |
| REPORTS: |  |  |  |  |
| 7:15 pm | West Fork Utilities |  | WFU Rep |  |
|  | Property Management Report |  | HPM/Josh, Mike | Present |
|  | Rule Enforcement Report |  | HPM/Derek | Present |
|  | Parking Report |  | Karla Yeager | Present/Discuss |
|  | Governing Documents Rewrite |  | Griffith \& Cummings | Discuss |
|  | Landscaping Report |  | Laura Gregory | Present/Discuss |
|  |  |  |  |  |
| 8:15pm | Adjourn |  | Matt Walker | Motion/ Vote |

## To PARTICIPATE VIA TELECONFERENCE:

Call-in number: 712-770-3925
Access code: 832020

# Minutes of the Annual Owners Meeting <br> For the Association of Unit Owners of <br> Firelight Meadows <br> September 19th, 2018 6:00 PM, Buck's T4 

## Call to Order

Kari Gras called the meeting to order at 6:35 PM (road construction delayed the meeting).
Board members in attendance included Kari Gras (A01, B01, 184), Curt Wilson (B02), Jeff Alger (367, C04), Laura Gregory (D09), Matt Walker (D05), Karla Yeager (B09), AJ Christianson (C07), and Steve Cherne (308). Owners in attendance included Denise Dahl Davis (C09), Bob Pailthorpe (433), Travis Wangsgard (354), Patricia Krause (D12), Rosalie Roeder (B19), Dan and Patty Alger (191, D06), Bob Cundy (297), Ruby Delzer (269), Elijah Klein (406), Daniel and Tonya Murray (352), Bruce Nelson (397), Scott O'Connor (251), Julie Pfingst (A14), Dan Lakatos (107), John and Rose Ralph (376), Ben Brosseau (D16), Bruce and Amy Das (103), and Twila Moon (495); present via teleconference were owners Jim Dolan (C10), Curt and KC Rice (D13), David and Katherine Shappee (329), Steve Miller (A19), Annette Stone (B12), and Adrienne Kirby (368).

Others present included CPA Doug Shanley, Kevin Loustaunau of West Fork Utilities (WFU), Scott Hammond, Katie Coleman, Dustin Long, Joe March, Robbeye Samardich and Seanna Farrow of Hammond Property Management (HPM), and the HOA attorney Mindy Cummings.

## Quorum

Quorum was established by proxy and those in attendance.

## 2017 Annual Meeting Minutes

Patricia Krause noted that her name was not listed on the 2017 meeting minutes. Seanna took note and will add her name. Steve Cherne motioned to approve the minutes as amended. Dan Lakatos seconded the motion. None were opposed, and the minutes were approved.

## Financial Report

Doug Shanley presented the financial report. There were no questions or comments from the membership.

## Proposed 2019 Budget

Curt Wilson presented the proposed 2019 budget. He noted that reserves are getting high and that the board plans to meet and discuss this topic. The landscaping line-item saw a $400 \%$ increase. Compactor electricity was rolled into the trash maintenance line-item. Increases were also noted in maintenance and repair and management fees. The condo owners will see a $13 \%$ increase in their dues; chalet owners will see an $11 \%$ increase in their dues. Kari Gras motioned to accept the 2019 budget as presented. Laura Gregory seconded the motion. All were in favor, none opposed, and the budget passed as presented.

## Board Elections

Directors Steve Cherne and Curt Wilson were up for reelection. AJ Christianson asked the group for any nominations or elections for board members; no nominations were made. The current slate was re-elected.

## NEW BUSINESS

## Potential Purchase of CB Unit

The board recently distributed a ballot to the membership requesting their vote on the potential purchase of property adjacent to the Firelight campus. An official appraisal of the land is still underway, and it was determined that the property is currently being offered for $\$ 400,000$. Fifty-four (54) owners voted yes, fifty (50) voted no. The vote failed because 162 affirmative votes ( $75 \%$ of Owners votes) were required.

## REPORTS

## Water and Sewer Update - West Fork Utilities

Kevin Loustaunau presented a report summarizing the status of the water and wastewater utility systems at Firelight. Water usage at Firelight has historically averaged around 25,000 gallons per day (gpd); however, demand has increased in the last few years. In 2017-2018, demand averaged around 34,000 gpd from one well, and around 42,000 gpd from the other. Water demand frequently exceeds what the wells can produce. For this reason, the irrigation well was used periodically when necessary throughout the year to maintain adequate fire suppression and prevent lapses in service. Because this well is not an approved public well system, the Montana DEQ Public Water Supply department was involved in providing guidance on the proper sampling and public notice protocols prior to its use.

A third public well system was drilled and is currently in the DEQ certification process. This well will bring the total water production to more than 70,000 gpd to meet the campus needs. Flow meters have been installed in each residence and a new usage-based billing structure will be designed and implemented through the MT Public Service Commission, hopefully before the end of this year.

## RID (Rural Improvement District) Expansion Report

Kari Gras presented a RID expansion report to the group. Unfortunately, the board was unable to reach the Gallatin County engineer they are working with on this for further details prior to the meeting. The board is determining answers to the following questions:

1) Are the Chalet driveways and the Condo designated spaces included in the RID tax assessment? And therefore, covered for repairs and maintenance?
2) If FLM expanded and added more parking throughout the campus, utilizing their engineering suggestions, how would these new general common elements be tied into the existing RID? Would the HOA need to establish a second RID to accommodate for this addition? Would the tax be re-assessed at some point?
The answers to these questions will determine what direction the board can take in creating additional parking spaces on campus.

## HPM - Manager's Report

Hammond Property Management presented their annual management report and asked for any questions or comments. A Chalet owner commented that snow removal from the chalet porches was often very late last season - HPM made note of this for the upcoming season. Several other owner requests were addressed.

## HPM - Parking Rule Enforcement

Joe March commented that the campus has seen a huge improvement in regard to parking and rule violation since he began enforcing in June. Parking enforcement is nearing its final stage of enforcement. The board will be discussing the distribution of new parking passes before the end of the year.

## Trash Compactor Report

Gale Force included a report presented in the packet. They requested access to the surveillance cameras for the compactor area. Dustin will coordinate with Gale Force about obtaining access.

## Landscaping Report

Laura Gregory presented her landscaping report. It was noted that the HOA does have a limited budget and many projects are not able to be funded or completed as the campus ages and costs increase. The board is considering increasing the landscaping budget to $\$ 50,000$ in order to start addressing the edging around campus, and possibly incorporate a reserve lineitem for this in the future (following the declaration re-write to allow this). This is currently a phased project with an estimate of around $\$ 5,000$ per 4-plex for completion which includes the removal of the existing rock and weed mats, replacement of edging with metal, and re-placing the rock. The prioritization of this project is a result of owner feedback. Laura also proposed the possibility of tying the irrigation system into the affluent water in the future, rather than using drinking water for irrigation.

Laura asked for a show of hands from the group on either updating the campus signs to something more modern, or possibly removing them altogether or relocating the signs, keeping zoning regulations in mind if going that direction. Funds for signage will potentially be in the budget for 2020.

Laura mentioned her idea of working with HPM to organize a get together for the membership to pull weeds around the entire campus next May.

## Declaration Re-Write Report Update

Steve Cherne and Mindy Cummings have been working together on the declaration rewrite. Mindy took over for the previous attorney and has been working hard to try and understand the owners concerns and get their feedback to incorporate into the rewrite. Mindy hopes that a town-hall meeting can be arranged to address several hot topics. Mindy and Steve anticipate completion of a re-write draft before 2019.

## Adjourn

Kari thanked everyone on the board for their time and effort, as well as Doug Shanley, HPM and those that made it to the meeting. Kari made a motion to adjourn the meeting at 8:47 p.m.

## Profit \& Loss Budget vs. Actual

## Accrual Basis

|  | Jan - Dec 18 | Budget | \$ Over Budget |
| :---: | :---: | :---: | :---: |
| Ordinary Income/Expense Income |  |  |  |
|  |  |  |  |
| Quarterly Assessment Income |  |  |  |
| Chalet - Quarterly Assessement | 441,184.00 | 441,184.00 | 0.00 |
| Condo - Quarterly Assessment | 315,200.00 | 315,200.00 | 0.00 |
| Total Quarterly Assessment Income | 756,384.00 | 756,384.00 | 0.00 |
| Finance and Late Fee Charges |  |  |  |
| ABATED INT/PENALTIES | (65.03) | 0.00 | (65.03) |
| Finance and Late Fee Charges - Ot... | 848.31 | 0.00 | 848.31 |
| Total Finance and Late Fee Charges | 783.28 | 0.00 | 783.28 |
| Membership Dues | 7,800.00 | 0.00 | 7,800.00 |
| Parking Income | 7,720.00 | 0.00 | 7,720.00 |
| BAD DEBT INCOME | 3,123.25 | 0.00 | 3,123.25 |
| Fine Income for Violations | 1,000.00 | 0.00 | 1,000.00 |
| Special Assessments | 24,788.45 | 24,988.00 | (199.55) |
| Total Income | 801,598.98 | 781,372.00 | 20,226.98 |
| Gross Profit | 801,598.98 | 781,372.00 | 20,226.98 |
| Expense |  |  |  |
| General Common Expenses |  |  |  |
| Insurance | 94,478.53 | 78,232.00 | 16,246.53 |
| Compactor Electricity | 911.09 | 900.00 | 11.09 |
| Landscape and Sprinkler | 45,720.98 | 45,427.00 | 293.98 |
| Landscape Upgrades | 7,329.15 | 10,000.00 | (2,670.85) |
| Trash Removal | 41,128.95 | 43,019.00 | $(1,890.05)$ |
| Maintenance \& Repairs | 32,488.90 | 50,100.00 | $(17,611.10)$ |
| Snow Removal | 115,000.00 | 115,000.00 | 0.00 |
| Roof Snow Removal | 3,578.00 | 3,500.00 | 78.00 |
| Management Company | 104,359.32 | 104,360.00 | (0.68) |
| Parking Rule Enforcement | 22,247.34 | 15,000.00 | 7,247.34 |
| Accounting | 16,078.90 | 16,125.00 | (46.10) |
| Legal | 8,040.00 | 15,000.00 | $(6,960.00)$ |
| Office Expense | 4,176.78 | 3,400.00 | 776.78 |
| Postage \& Delivery | 86.26 | 600.00 | (513.74) |
| Taxes | 2,258.00 | 1,500.00 | 758.00 |
| Bad Debt | 3,654.33 | 4,000.00 | (345.67) |
| Meeting Expense | 2,018.34 | 2,500.00 | (481.66) |
| Licenses and Fees | 0.00 | 20.00 | (20.00) |
| Total General Common Expenses | 503,554.87 | 508,683.00 | $(5,128.13)$ |


|  | Jan - Dec 18 | Budget | \$ Over Budget |
| :---: | :---: | :---: | :---: |
| Limited Common Expense - Chalet Chimney Cleaning - Chalet Maintenance \& Repair Chalet | $\begin{array}{r} 12,875.00 \\ 155.62 \\ \hline \end{array}$ | $\begin{array}{r} 10,275.00 \\ 14,685.00 \\ \hline \end{array}$ | $\begin{gathered} 2,600.00 \\ (14,529.38) \\ \hline \end{gathered}$ |
| Total Limited Common Expense - Ch... | 13,030.62 | 24,960.00 | $(11,929.38)$ |
| Limited Common Expense - Condo Condo Utilities - Building Reimbursement SnowMelt Electric | $\begin{array}{r} 17,446.72 \\ 1,527.20 \end{array}$ | $\begin{array}{r} 20,353.00 \\ 1,487.00 \end{array}$ | $\begin{gathered} (2,906.28) \\ 40.20 \end{gathered}$ |
| Telephone Condo Fire Alarm Syst Condo - Cleaning and Rugs Fire Alarm System Monitoring Fire Extinguisher Inspection Maintenance \& Repair Condo Only | $\begin{array}{r} 4,910.67 \\ 19,636.80 \\ 1,862.50 \\ 2,826.00 \\ 2,734.67 \\ \hline \end{array}$ | $\begin{array}{r} 4,872.00 \\ 17,100.00 \\ 1,686.00 \\ 3,700.00 \\ 6,590.00 \\ \hline \end{array}$ | $\begin{array}{r} 38.67 \\ 2,536.80 \\ 176.50 \\ (874.00) \\ (3,855.33) \\ \hline \end{array}$ |
| Total Limited Common Expense - Co... | 50,944.56 | 55,788.00 | $(4,843.44)$ |
| Total Expense | 567,530.05 | 589,431.00 | (21,900.95) |
| Net Ordinary Income | 234,068.93 | 191,941.00 | 42,127.93 |
| Other Income/Expense Other Income |  |  |  |
| Nationstar Morgtgage | 0.00 | 0.00 | 0.00 |
| Postage Income | 700.00 | 0.00 | 700.00 |
| Interest Income | 25,794.87 | 0.00 | 25,794.87 |
| Total Other Income | 26,494.87 | 0.00 | 26,494.87 |
| Other Expense <br> Water \& Sewer Delinquent paid Reserve Contribution | $\begin{array}{r} 0.00 \\ 217,164.23 \end{array}$ | $\begin{array}{r}0.00 \\ 191,941.00 \\ \hline\end{array}$ | $\begin{array}{r} 0.00 \\ 25,223.23 \end{array}$ |
| Total Other Expense | 217,164.23 | 191,941.00 | 25,223.23 |
| Net Other Income | $(190,669.36)$ | (191,941.00) | 1,271.64 |
| Net Income | 43,399.57 | 0.00 | 43,399.57 |

# Firelight Meadows Owners Association <br> Balance Sheet 

|  | Dec 31, 18 |
| :---: | :---: |
| ASSETS |  |
| Current Assets |  |
| Checking/Savings |  |
| Operating Bank Accounts |  |
| BSWB 113557 Operating | 10,201.07 |
| BSWB 001164 Money Market | 115,056.06 |
| Total Operating Bank Accounts | 125,257.13 |
| Reserve Bank Accounts |  |
| American Bank 2739 | 201,647.06 |
| Edward D Jones | 989,618.10 |
| Total Reserve Bank Accounts | 1,191,265.16 |
| Total Checking/Savings | 1,316,522.29 |
| Accounts Receivable |  |
| Accounts Receivable | 42,160.73 |
| Accounts Receivable Reserve | -21,701.68 |
| Total Accounts Receivable | 20,459.05 |
| Other Current Assets |  |
| Prepaid Expenses | 100.00 |
| Interest Receivable | 5,704.94 |
| Prepaid Insurance | 24,507.75 |
| Total Other Current Assets | 30,312.69 |
| Total Current Assets | 1,367,294.03 |
| TOTAL ASSETS | 1,367,294.03 |
| LIABILITIES \& EQUITY |  |
| Liabilities |  |
| Current Liabilities |  |
| Accounts Payable |  |
| Accounts Payable | 16,290.25 |
| Total Accounts Payable | 16,290.25 |
| Other Current Liabilities |  |
| Total Other Current Liabilities | 11,246.41 |
| Total Current Liabilities | 27,536.66 |
| Total Liabilities | 27,536.66 |
| Equity |  |
| Reserve Fund Balance | 1,191,265.16 |
| Retained Earnings | 105,092.64 |
| Net Income | 43,399.57 |
| Total Equity | 1,339,757.37 |
| TOTAL LIABILITIES \& EQUITY | 1,367,294.03 |


|  | Jan - Jun 19 | Budget | \$ Over Budget |
| :---: | :---: | :---: | :---: |
| Ordinary Income/Expense Income |  |  |  |
|  |  |  |  |
| Quarterly Assessment Income |  |  |  |
| Chalet - Quarterly Assessement | 262,752.00 | 262,752.00 | 0.00 |
| Condo - Quarterly Assessment | 175,680.00 | 175,680.00 | 0.00 |
| Total Quarterly Assessment Income | 438,432.00 | 438,432.00 | 0.00 |
| Finance and Late Fee Charges | 553.91 | 0.00 | 553.91 |
| Membership Dues | 6,200.00 | 0.00 | 6,200.00 |
| Parking Income | 6,865.00 | 0.00 | 6,865.00 |
| BAD DEBT INCOME | 0.00 | 0.00 | 0.00 |
| Fine Income for Violations | 400.00 | 0.00 | 400.00 |
| Total Income | 452,450.91 | 438,432.00 | 14,018.91 |
| Gross Profit | 452,450.91 | 438,432.00 | 14,018.91 |
| Expense |  |  |  |
| General Common Expenses |  |  |  |
| Insurance | 49,795.26 | 49,015.50 | 779.76 |
| Landscape and Sprinkler | 15,445.00 | 15,445.00 | 0.00 |
| Landscape Upgrades | 3,963.00 | 5,000.00 | (1,037.00) |
| Trash Removal | 18,357.62 | 18,650.02 | (292.40) |
| Maintenance \& Repairs | 21,859.34 | 32,700.00 | $(10,840.66)$ |
| Snow Removal | 78,000.00 | 78,001.00 | (1.00) |
| Roof Snow Removal | 43,227.50 | 2,333.32 | 40,894.18 |
| Management Company | 53,745.00 | 53,745.00 | 0.00 |
| Parking Rule Enforcement | 19,747.35 | 23,199.00 | $(3,451.65)$ |
| Accounting | 8,100.00 | 8,100.00 | 0.00 |
| Legal | 8,157.76 | 7,500.00 | 657.76 |
| Office Expense | 1,323.00 | 1,700.02 | (377.02) |
| Postage \& Delivery | 259.00 | 300.00 | (41.00) |
| Taxes | 0.00 | 0.00 | 0.00 |
| Bad Debt | 2,358.54 | 1,950.00 | 408.54 |
| Meeting Expense | 224.60 | 600.00 | (375.40) |
| PSC Public Service Commission | 621.60 | 0.00 | 621.60 |
| Total General Common Expenses | 325,184.57 | 298,238.86 | 26,945.71 |
| Limited Common Expense - Chalet |  |  |  |
| Chimney Cleaning - Chalet | 10,550.00 | 10,450.00 | 100.00 |
| Total Limited Common Expense - Cha... | 10,550.00 | 10,450.00 | 100.00 |


|  | Jan - Jun 19 | Budget | \$ Over Budget |
| :---: | :---: | :---: | :---: |
| Limited Common Expense - Condo |  |  |  |
| Carpet Replacement | 0.00 | 0.00 | 0.00 |
| Condo Utilities - Building | 9,753.76 | 10,004.00 | (250.24) |
| Reimbursement SnowMelt Electric | 1,601.60 | 1,487.00 | 114.60 |
| Telephone Condo Fire Alarm Syst | 2,444.83 | 2,450.02 | (5.19) |
| Condo - Cleaning and Rugs | 9,909.00 | 8,400.00 | 1,509.00 |
| Fire Alarm System Monitoring | 879.00 | 843.00 | 36.00 |
| Fire Extinguisher Inspection | 0.00 | 0.00 | 0.00 |
| Maintenance \& Repair Condo Only | 0.00 | 248.00 | (248.00) |
| Total Limited Common Expense - Con... | 24,588.19 | 23,432.02 | 1,156.17 |
| Total Expense | 360,322.76 | 332,120.88 | 28,201.88 |
| Net Ordinary Income | 92,128.15 | 106,311.12 | $(14,182.97)$ |
| Other Income/Expense |  |  |  |
| Other Income |  |  |  |
| Legal Settlements | 500.00 | 0.00 | 500.00 |
| Postage Income | 200.00 | 0.00 | 200.00 |
| Insurance Claim Income | 375.15 | 0.00 | 375.15 |
| Interest Income | 14,284.84 | 0.00 | 14,284.84 |
| Total Other Income | 15,359.99 | 0.00 | 15,359.99 |
| Other Expense |  |  |  |
| Reserve Study | 3,025.00 | 0.00 | 3,025.00 |
| Water \& Sewer Delinquent paid | 0.00 | 0.00 | 0.00 |
| Reserve Contribution | 110,858.11 | 96,466.00 | 14,392.11 |
| Total Other Expense | 113,883.11 | 96,466.00 | 17,417.11 |
| Net Other Income | (98,523.12) | $(96,466.00)$ | $(2,057.12)$ |
| Net Income | $(6,394.97)$ | 9,845.12 | $(16,240.09)$ |

# Firelight Meadows Owners Association <br> Balance Sheet 

|  | Jun 30, 19 |
| :---: | :---: |
| ASSETS |  |
| Current Assets |  |
| Checking/Savings |  |
| Operating Bank Accounts |  |
| BSWB 113557 Operating | 11,237.02 |
| BSWB 001164 Money Market | 75,004.73 |
| Total Operating Bank Accounts | 86,241.75 |
| Reserve Bank Accounts |  |
| American Bank 2739 | 260,850.36 |
| Edward D Jones | 1,041,272.91 |
| Total Reserve Bank Accounts | 1,302,123.27 |
| Total Checking/Savings | 1,388,365.02 |
| Accounts Receivable |  |
| Accounts Receivable | 39,569.13 |
| Accounts Receivable Reserve | -24,060.22 |
| Total Accounts Receivable | 15,508.91 |
| Other Current Assets |  |
| Prepaid Expenses | 700.00 |
| Interest Receivable | 5,537.87 |
| Prepaid Insurance | 75,862.49 |
| Total Other Current Assets | 82,100.36 |
| Total Current Assets | 1,485,974.29 |
| TOTAL ASSETS | 1,485,974.29 |
| LIABILITIES \& EQUITY |  |
| Liabilities |  |
| Current Liabilities |  |
| Accounts Payable |  |
| Accounts Payable | 31,700.07 |
| Total Accounts Payable | 31,700.07 |
| Other Current Liabilities |  |
| Total Other Current Liabilities | 10,053.71 |
| Total Current Liabilities | 41,753.78 |
| Total Liabilities | 41,753.78 |
| Equity |  |
| Reserve Fund Balance | 1,302,123.27 |
| Retained Earnings | 148,492.21 |
| Net Income | -6,394.97 |
| Total Equity | 1,444,220.51 |
| TOTAL LIABILITIES \& EQUITY | 1,485,974.29 |

The Association of Unit Owners of Firelight Meadows Condominiums, Inc. PROPOSED 2020 Budget

|  | Actual |  |  | Budget |  | Delta |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2016 | 2017 | 2018 | 2019 | 2020 |  |
| General Common Expenses: |  |  |  |  |  |  |
| Insurance | 75,628 | 69,471 | 94,479 | 98,031 | 104,000 | 6\% |
| Landscape \& Sprinkler Management | 51,362 | 60,126 | 45,721 | 50,000 | 50,000 | 0\% |
| Landscape Upgrade |  |  | 7,329 | 50,000 | 50,000 | 0\% |
| Trash Removal, Recycling and Maintenance | 34,162 | 38,884 | 41,129 | 37,300 | 35,000 | -6\% |
| Maintenance and Repair | 67,741 | 80,170 | 32,489 | 65,400 | 50,000 | -24\% |
| Snow Removal | 106,418 | 111,333 | 115,000 | 118,000 | 135,700 | 15\% |
| Snow Removal Roof | 3,347 | 2,570 | 3,578 | 3,500 | 20,000 | 471\% |
| Management | 104,468 | 96,320 | 104,359 | 107,490 | 110,720 | 3\% |
| Rule Enforcement |  |  | 22,247 | 46,398 | 47,794 | 3\% |
| Accounting | 15,887 | 15,887 | 16,079 | 16,200 | 16,700 | 3\% |
| Legal | 13,729 | 9,484 | 8,040 | 15,000 | 15,000 | 0\% |
| Postage | 519 | 126 | 86 | 600 | 400 | -33\% |
| Office Expense | 3,293 | 2,084 | 4,177 | 3,400 | 3,400 | 0\% |
| Taxes | 1,298 | 1,036 | 2,258 | 4,500 | 0 | -100\% |
| Bad Debt | 2,716 | 3,917 | 3,654 | 3,900 | 4,060 | 4\% |
| Meeting Expense | 2,373 | 1,680 | 2,018 | 1,200 | 2,000 | 67\% |
| Total General Common Expense | 483,779 | 493,977 | 503,554 | 620,919 | 644,774 | 4\% |
|  |  |  |  |  |  |  |
| Limited Common Expense - Chalets |  |  |  |  |  |  |
| Chimney Cleaning | 8,650 | 9,900 | 12,875 | 13,000 | 13,000 | 0\% |
| Maintenance and Repairs Chalet Specific |  |  | 156 | 0 | 0 | 0\% |
| Parking Management |  | 13,857 |  | 0 | 0 | 0\% |
| Total Limited Common Expense - Chalets | 8,650 | 23,757 | 13,031 | 13,000 | 13,000 | 0\% |
|  |  |  |  |  |  |  |
| Limited Common Expense - Condos |  |  |  |  |  |  |
| Condo Utilities - Building | 19,570 | 11,979 | 17,447 | 20,000 | 20,000 | 0\% |
| Reimbursement of Snow Melt Electricity | 1,487 | 1,487 | 1,527 | 1,487 | 0 | -100\% |
| Telephone - Condo - Fire Alarm System | 4,929 | 4,528 | 4,911 | 4,900 | 5,000 | 2\% |
| Condo - Cleaning and Rugs | 16,785 | 16,740 | 19,637 | 16,800 | 16,800 | 0\% |
| Carpet Replacement |  |  |  | 2,500 | 2,500 | 0\% |
| Fire Alarm Monitoring | 1,638 | 2,831 | 1,863 | 1,686 | 1,758 | 4\% |
| Fire Extinguisher Inspection | 3,697 | 2,099 | 2,826 | 2,100 | 2,200 | 5\% |
| Maintenance and Repairs Condo Specific |  |  | 2,734 | 500 | 500 | 0\% |
| Total Limited Common Expense - Condos | 48,106 | 39,664 | 50,945 | 49,973 | 48,758 | -2\% |
| Total Expense | 540,535 | 557,398 | 567,530 | 683,892 | 706,532 | 3\% |

The Association of Unit Owners of Firelight Meadows Condominiums, Inc. PROPOSED 2020 Budget

|  | Actual |  |  | Budget |  |  |  | Delta |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2016 | 2017 | 2018 |  | 2019 |  | 2020 |  |
| Totals from Prior Page: |  |  |  |  |  |  |  |  |
| Total General Common Expense | 483,779 | 493,977 | 503,554 |  | 620,919 |  | 644,774 | 4\% |
| Total Limited Common Expense - Chalets | 8,650 | 23,757 | 13,031 |  | 13,000 |  | 13,000 | 0\% |
| Total Limited Common Expense - Condos | 48,106 | 39,664 | 50,945 |  | 49,973 |  | 48,758 | -2\% |
| Total Expense | 540,535 | 557,398 | 567,530 |  | 683,892 |  | 706,532 | 3\% |
| Reserves: |  |  |  |  |  |  |  |  |
| Painting, Roof and Siding Replacement |  |  |  |  | 185,132 |  | 189,473 | 2\% |
| Trash Compactor Repayment - 2020 = Year 6 of 10 |  |  |  |  | 7,800 |  | 7,800 | 0\% |
|  |  |  |  | \$ | 192,932.00 | \$ | 197,273.00 | 2\% |
| Total Expenses and Reserve Contribution |  |  |  |  | 876,824 |  | 903,805 | 3\% |


| Total General Common Expenses | 644,774 |  |  |
| :---: | :---: | :---: | :---: |
| Total Reserve Contribution | 197,273 |  |  |
|  | 842,047 | / 216 Units = | 3,898 |
| Total Limited Common Expense - Chalet | 13,000 | / 136 = | 96 |
| Total Limited Common Expense - Condo | 48,758 | $180=$ | 609 |


|  | General | Limited | Annual | Quarterly |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Chalet Annual Per Unit | 3,898 | 96 | 3,994 | 998 |  |  |
| Condo Annual Per Unit | 3,898 | 609 | 4,508 | 1,127 |  |  |
|  |  | 2019 |  | 2020 |  |  |
|  |  | Annual | Quarterly | Annual | Quarterly | Increase |
|  | Chalet | 3,863 | 966 | 3,994 | 998 | 3.36\% |
|  | Condo | 4,392 | 1,098 | 4,508 | 1,127 | 2.64\% |

## Cross Check Calculations

| Chalet Quarterly Assessment * $\mathbf{4}$ * $\mathbf{1 3 6}=$ | 543,178 |
| :--- | ---: |
| Condo Quarterly Assessment * $\mathbf{4}$ * $\mathbf{8 0}=$ | 360,627 |

Total Expenses and Reserve Contribution 903,805

To: Matt Walker, Firelight Meadows HOA
From: Kevin Loustaunau, West Fork Water \& Wastewater

Re: 2019 Water and Wastewater Summary Report

Matt,

Per your request, I have prepared the following report summarizing the current status of the water and wastewater utility systems at Firelight Meadows (FLM), and the major events to-date in 2019.

## Map

The attached map shows the approximate locations of the major water and wastewater infrastructure at FLM.

## Water System operation

The public water system (PWS) at FLM generally consists of 3 PWS wells, an underground concrete 350,000 gallon storage tank, a water treatment system (chlorination and orthophosphate corrosion control), and a pump station that maintains constant pressure in the distribution system (water mains and service lines).

As water is used, pressure in the distribution system drops. A pumping system then pumps water from the storage tank into the distribution system to maintain pressure. As the storage tank level drops, the PWS wells turn on to replenish the tank, and the water is treated. When the tank level fully recovers, the well pumps turn off. The tank is approximately 96 " in depth, and the normal operating range is between 78 " and 93 ".

In addition to the pump station, there is a backup generator and fire pump system that utilizes water from the same tank. Greater than 50 " of water in the tank is required for fire suppression. As a standard protocol, if the storage tank drops to 50 " or below, the fire department is notified.

## Water Sources, Water Quality \& Water System Maintenance Issues

There are 3 PWS wells at FLM. PWS Well 1 is completed at 300 ft and produces $\sim 5 \mathrm{gpm}$, PWS Well 2 is 285 ft deep and produces $\sim 28 \mathrm{gpm}$, and the newly installed PWS Well 3 is 320 ft deep and produces $\sim 20$ gpm. The water system and wells are routinely sampled per MT DEQ and EPA requirements, and the water is deemed safe for consumption by all regulatory measures. Water quality sampling results can be found in MT DEQ's ‘Drinking Water Watch' service. http://sdwisdww.mt.gov:8080/DWW/. The PWS ID for FLM is MT0004236.

In May 2019 we noticed a decrease in flow from Well 3. Specifically, the flow measured in the PWS pumping facility dropped from 20 gpm to $\sim 5 \mathrm{gpm}$, while the flow at the wellhead remained at 20 gpm , indicating the presence of a leak in the forcemain. Field testing suggests that the leak is likely close to Well 3, and repair work is currently being scheduled. Wells 1 and 2 are currently in use, with a capability of producing approximately 33 gpm , or $\sim 47,500 \mathrm{gpd}$. As discussed below, demand is currently $\sim 25,000$ gpd.

## Demand and Water Meters

Water usage at FLM has historically averaged around $25,000 \mathrm{gpd}$, however, demand increased in recent years. In 2017 and 2018 demand averaged $\sim 34,000$ gpd and $\sim 42,000$ gpd, respectively, with shorter-term daily demand sometimes exceeding $55,000 \mathrm{gpd}$. As part of a DEQ Enforcement Action associated with the wastewater system (see below), water meters were installed at each residence and a new usage-based billing structure was employed to incentivize water conservation. Although seasonal trends make identifying the effects of this effort difficult, a reduction in demand seems to have occurred with demand averaging around 25,000 gpd over the last few months..

## Wastewater System operation

Wastewater strength at FLM has changed over the past few years, with key parameters well above DEQ's definition of normal residential wastewater. Despite efforts to combat the high-strength wastewater through increased maintenance, the treatment systems have become overloaded and are unable to achieve the effluent limits set forth by MT DEQ. Working under an Administrative Order on Consent, the DEQ Enforcement Division approved a compliance plan to bring the treatment systems back into compliance. This plan includes the following steps:

- Water meter installation and new rate structure. Because wastewater characteristics are directly related to water usage practices, a plan to incentivize responsible water usage was adopted.
- Monitor wastewater characteristics and treatment system performance for $\sim 1$ year following meter installation and implementation of new rates.
- Design wastewater system upgrades, if necessary, using these data.

Although water usage appears to have declined since the installation of water meters, wastewater strength remains very high and unrepresentative of residential strength wastewater. The source of the high-strength wastewater is still unknown. It has long been suspected that commercial-scale food production or dormitory-style use of the residential units (i.e., more people living in the units than reasonably intended by the subdivision design) are potential culprits. We will continue to monitor the treatment and collection systems in hopes to identify specific locations of non-residential use, however, these efforts have been difficult in the past and have yielded little success.

Please let me know if you have any questions.
Thanks

West Fork Water \& Wastewater
By :


Kevin Loustaunau


## March Managers Notes

- Snow
- Increased efforts directed towards snow removal
- Had ice dams removed from condo buildings
- This should also help reduce the amount of ice on the propane regulator roofs moving forward
- Shoveled out condo propane tanks
- Continued to facilitate having the valleys of the condo roofs shoveled
- Condos
- Removed front entryway trash receptacles from the condos and stored them in the closets per the request of the board and moved ash trays to front of buildings
- Compactor
- Setting up checklist for compactor maintenance to help keep compactors in better shape
- Plan on replacing latches on both compactor doors for better appearance and functionality


## April Managers Notes

- Started exterior maintenance list to begin addressing in the next few weeks as snow melt continues
- Snow
- Increased efforts directed towards snow removal as pack began to loosen to prevent vehicles from getting stuck
- Continued to facilitate having the valleys of the condo roofs shoveled
- Condos
- 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
- Compactor
- Had annual maintenance done on compactors
- Working on replacing latches on both compactor doors for better appearance and functionality
- Removed excess signage from both compactors and replaced it with new signage.
- Working with Matt and Karla on potentially installing the Ring camera system
- Increased level of attention to remove trash as it melts from snow piles
- Cleaned remaining snow and garbage out from entryway and from beneath compactor
- Landscaping
- Met with Laura to go over landscaping for the HOA
- Possibility of moving towards a phased installation plan rather than doing one item at a time


## May Managers Notes

- Continued cleanup 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.
- Chalets
- Unplugged heat tape
- Replaced damaged fascia above kitchen window at 368 Candlelight
- Replaced damaged siding above garage at 156 Candlelight
- Replaced missing trim above kitchen window at 156 Candlelight
- Replaced damaged fascia above kitchen window at 268 Candlelight
- 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
- Compactor
- Installed new latches on both compactors
- Installed Ring camera at trash facility.
- 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


## June Managers Notes

- Chalets
- Turned off crawl space heat in chalets
- Removed foundation vent plugs
- Began chimney inspections/cleans
- Hung new flags on flag poles
- Condos
- Replaced batteries in emergency lights
- Touched up peeling paint on $C$ and $D$ buildings
- Painted all concrete poles near street lights
- Turned off crawl space heat
- Removed "Caution Icy Signs" from entryways
- Compactor
- Turned off heater on compactor
- Landscaping
- Had irrigation system fixed and ready to be turned on when weather permits
- Facilitated weed and feed treatment
- Began targeting weeds in rock beds and playground. Will continue to remove weeds and cleanup these areas
- Removed unnecessary t-bars from trees around campus
- Removed signs from exercise area (cut metal below grade and capped pipes)
- Working on bid for fencing around potential dog area
- Ordered new mulch to top dress playground area and finish pathway


## August Managers Notes

- Chalets
- Finished drywall repairs from the Winter
- Painted all concrete poles near light poles
- Fixed wood stove and dryer vent at 200 Candlelight to prevent water from entering building
- Fixed items noted in home inspection report at 433 Firelight after it sold
- Touched up exterior paint spots at 319 Candlelight
- Reattached garage door trim at 319 Candlelight
- Painted area of 448 Firelight where painters did not paint
- Replaced all Fire Lane signs with DOT Compliant signs
- Replaced Stop sign at Ousel Falls and Starlight
- Condos
- Repainted entryway grates
- Painted light pole at entry
- Added temporary air fresheners to D Building due to owner complaints. Put together numbers to add automatic air fresheners to each condo building
- Facilitated dryer vent cleaning
- Met Yellowstone Structural Systems to look at raising concrete pads in entryways to reduce the current tripping hazard
- Repaired siding outside of unit C12
- Cleaned out boot scrapers and replaced those that were broken
- Began process to get bids for staining decks
- Compactor
- Continued to monitor and fine owners for disposing of garbage improperly
- Pressure washed compactor area
- Landscaping
- Finished the mulch pathway
- Sprayed trees around campus for tent caterpillars
- Fixed numerous broken irrigation heads and lines
- Received bid to install additional beds in entries to HOA
- Received bid to widen entryways
- Received bid to remove material from berm at condos to increase line of sight
- Began replacement of dead/missing trees and shrubs around campus
- Reseeded areas of dead grass behind chalets and in front of $D$ building
- Removed small trees from entry bed at 381 Firelight


## 2018-2019 Snow Removal Portfolio Summary

Overall the year for snow removal was challenging with the large accumulation of snow we had and the colder temps in the later months.

Hammond had a few mishaps early in the season with later start times and letting walks accumulate. After feedback mid-season things improved.

## 2019 Landscaping Portfolio Summary

## IMPORTANT NOTE:

In efforts to provide the association with long term solutions that will benefit us over time, the proposed plan (and budget) that was approved at last year's annual meeting has been postponed until we can determine more finite irrigation plans. This change is due to the ongoing need to address our worsening irrigation system and goals to tie into the effluent water supply. To tactfully spend our limited budget wisely, we plan to replace the irrigation simultaneously as we replace the perimeter rock beds.

Completed projects:

- Weed and feed throughout campus
- Removed faded/broken signs and refreshed mulch around workout area
- Replanted dead/missing foliage around campus

Pending projects:

- Quotes received for the following items- still in discussion
- Beautification and widening of entryways
- Fencing and options for dog park
- Continue enhancement throughout campus that would not be affected by future irrigation plans

| Unit | Date of Infraction | Category | Action Taken | Warning Issued | Fine Issued |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 124 Candlelight Drive | 09/17/19 3:43 PM |  |  | TRUE |  |
| 50 Firelight Drive D07 | 09/09/19 11:45 AM |  |  | TRUE |  |
| 80 Starlight Drive | 09/03/19 10:22 AM | Pets | \$500 Fine - No fine | TRUE |  |
| 130 Starlight Drive | 08/29/19 8:18 AM | Parking | First Warning | TRUE |  |
| 80 Starlight Drive | 08/19/19 11:40 AM | Pets | 3rd violation | TRUE | TRUE |
| 199 Candlelight Drive | 08/08/19 10:00 AM | Charcoal Grill |  | TRUE | TRUE |
| 50 Firelight Drive D11 | 08/05/19 10:58 AM | Noise Violation |  | TRUE |  |
| 50 Firelight Drive D11 | 07/31/19 12:26 PM | Deck Storage | First Warning | TRUE |  |
| 50 Firelight Drive D04 | 07/31/19 12:25 PM | Window Coverings | First Warning | TRUE |  |
| 115 Starlight Drive | 07/30/19 11:08 AM | Parking |  |  |  |
| 115 Starlight Drive | 07/30/19 10:46 AM | Pets | First Warning | TRUE |  |
| 115 Starlight Drive | 07/30/19 10:10 AM | Pets | First Warning | TRUE |  |
| 50 Firelight Drive D04 | 07/30/19 10:00 AM | Window Coverings |  | TRUE |  |
| 338 Firelight Drive | 07/26/19 4:05 PM | Window Coverings |  | TRUE | TRUE |
| 387 Candlelight Drive | 07/26/19 9:01 AM | Deck Storage |  | TRUE |  |
| 387 Candlelight Drive | 07/26/19 9:01 AM | Deck Storage |  | TRUE |  |
| 106 Candlelight Drive | 07/26/19 9:00 AM | Deck Storage |  | TRUE |  |
| 70 Candlelight Drive | 07/26/19 9:00 AM | Deck Storage |  |  |  |
| 62 Candlelight Drive | 07/26/19 8:59 AM | Deck Storage |  | TRUE |  |
| 62 Candlelight Drive | 07/26/19 8:59 AM | Deck Storage |  | TRUE |  |
| 115 Starlight Drive | 07/22/19 3:05 PM | Noise Violation | First Warning | TRUE |  |
| 338 Firelight Drive | 07/19/19 8:10 AM | Deck Storage |  | TRUE |  |
| 390 Firelight Drive | 07/19/19 8:09 AM | Deck Storage |  | TRUE |  |
| 406 Firelight Drive | 07/19/19 8:09 AM | Deck Storage |  | TRUE |  |
| 472 Firelight Drive | 07/19/19 8:08 AM | Deck Storage |  | TRUE |  |
| 199 Candlelight Drive | 07/19/19 8:07 AM | Charcoal Grill |  | TRUE |  |
| 387 Candlelight Drive | 07/19/19 8:07 AM | Deck Storage |  | TRUE |  |
| 288 Firelight Drive | 07/19/19 8:06 AM | Deck Storage |  | TRUE |  |
| 302 Candlelight Drive | 07/19/19 8:05 AM | Deck Storage |  |  |  |
| 268 Candlelight Drive | 07/19/19 8:05 AM |  |  | TRUE |  |
| 156 Candlelight Drive | 07/19/19 8:04 AM | Charcoal Grill |  |  |  |
| 106 Candlelight Drive | 07/19/19 8:03 AM | Deck Storage |  | TRUE |  |
| 70 Candlelight Drive | 07/19/19 8:02 AM | Deck Storage |  | TRUE |  |
| 62 Candlelight Drive | 07/19/19 8:02 AM | Deck Storage |  | TRUE |  |
| 425 Firelight Drive | 07/19/19 8:01 AM | Charcoal Grill |  | TRUE |  |
| 353 Firelight Drive | 07/19/19 8:00 AM | Hot-tub |  | TRUE |  |
| 269 Candlelight Drive | 07/16/19 2:26 PM | Charcoal Grill |  |  |  |
| 269 Candlelight Drive | 07/15/19 3:18 PM | Charcoal Grill | \$100 Fine | TRUE |  |
| 199 Candlelight Drive | 07/15/19 3:17 PM | Charcoal Grill | First Warning | TRUE |  |
| 148 Candlelight Drive | 07/15/19 3:17 PM | Charcoal Grill | \$100 Fine | TRUE |  |
| 269 Candlelight Drive | 07/10/19 6:51 AM | Charcoal Grill | First Warning | TRUE |  |
| 85 Aurora Lights Drive A06 | 07/10/19 6:50 AM | Charcoal Grill |  | TRUE |  |
| 268 Candlelight Drive | 07/01/19 3:04 PM | Deck Storage |  | TRUE |  |
| 148 Candlelight Drive | 07/01/19 3:03 PM | Deck Storage |  | TRUE |  |
| 106 Candlelight Drive | 07/01/19 3:03 PM | Deck Storage |  | TRUE |  |
| 86 Candlelight Drive | 07/01/19 3:02 PM | Deck Storage |  | TRUE |  |
| 73 Starlight Drive | 07/01/19 3:00 PM | Deck Storage |  | TRUE |  |


| 354 Firelight Drive | 06/21/19 9:56 PM | Parking |  | TRUE |
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| 82 Candlelight Drive | 05/03/19 11:40 AM | Deck Storage | First Warning | TRUE |
| 344 Gandlelight Drive | 05/01/19 1:00 PM | Deck Storage | First Warning |  |
| 353 Firelight Drive | 05/01/19 12:49 PM | Deck Storage | First Warning | TRUE |
| 495 Firelight Drive | 05/01/19 12:39 PM | Deck Storage | First Warning | TRUE |
| 167 Candlelight Drive | 05/01/19 10:10 AM | Deck Storage | First Warning | TRUE |
| 85 Aurora Lights Drive A04 | 05/03/19 11:38 AM | Deck Storage | First Warning | true |
| 373 Firelight Drive | 05/01/19 12:45 PM | Deck Storage | First Warning | TRUE |
| 417 Firelight Drive | 05/01/19 12:43 PM | Deck Storage | First Warning | TRUE |
| 80 Starlight Drive | 05/01/19 10:53 AM | Deck Storage | First Warning | TRUE |
| 405 Firelight Drive | 05/01/19 10:50 AM | Deck Storage | First Warning | TRUE |
| 173 Candlelight Drive | 05/01/19 10:00 AM | Deck Storage | First Warning | TRUE |
| 387 Candlelight Drive | 05/01/19 9:39 AM | Deck Storage | First Warning | TRUE |
| 294 Candlelight Drive | 05/01/19 1:03 PM | Deck Storage | First Warning | TRUE |
| 320 Candlelight Drive | 05/01/19 1:01 PM | Deck Storage | First Warning | TRUE |
| 360 Candlelight Drive | 05/01/19 12:58 PM | Deck Storage | First Warning | TRUE |
| 376 Candlelight Drive | 05/01/19 12:55 PM | Deck Storage | First Warning | TRUE |
| 325 Firelight Drive | 05/01/19 12:54 PM | Deck Storage | First Warning | TRUE |
| 434 Firelight Drive | 05/01/19 10:34 AM | Deck Storage | First Warning | TRUE |
| 269 Candlelight Drive | 05/01/19 9:43 AM | Deck Storage | First Warning | TRUE |
| 155 Aurora Lights Drive B06 | 04/23/19 8:55 AM | Deck Storage | First Warning | TRUE |
| 465 Firelight Drive | 05/01/19 12:41 PM | Deck Storage | First Warning | true |
| 98 Candlelight Drive | 05/01/19 12:31 PM | Deck Storage | First Warning | TRUE |
| 365 Firelight Drive | 05/01/19 12:47 PM | Deck Storage | First Warning | TRUE |
| 473 Firelight Drive | 05/01/19 12:40 PM | Deck Storage | First Warning | TRUE |
| 62 Candlelight Drive | 05/01/19 12:35 PM | Deck Storage | First Warning | TRUE |
| 106 Candlelight Drive | 05/01/19 12:29 PM | Deck Storage | First Warning | TRUE |
| 138 Starlight Drive | 05/01/19 10:52 AM | Deck Storage | First Warning | TRUE |
| 327 Candlelight Drive | 05/01/19 9:41 AM | Deck Storage | First Warning | TRUE |
| 73 Starlight Drive | 05/01/19 9:31 AM | Deck Storage | First Warning | TRUE |
| 503 Firelight Drive | 05/01/19 12:38 PM | Deck Storage | First Warning | TRUE |
| 116 Candlelight Drive | 05/01/19 12:28 PM | Deck Storage | First Warning | TRUE |
| 319 Candlelight Drive | 05/01/19 9:42 AM | Deck Storage | First Warning | TRUE |
| 155 Aurora Lights Drive B01 | 04/16/19 2:39 PM | Garbage | First Warning | True |
| 58 Candlelight Drive | 05/01/19 12:36 PM | Deck Storage | First Warning | TRUE |
| 70 Candlelight Drive | 05/01/19 12:34 PM | Deck Storage | First Warning | TRUE |
| 148 Candlelight Drive | 05/01/19 12:26 PM | Deck Storage | First Warning | TRUE |
| 170 Candlelight Drive | 05/01/19 12:24 PM | Deck Storage | First Warning | TRUE |
| 442 Firelight Drive | 05/01/19 10:13 AM | Deck Storage | First Warning | TRUE |
| 115 Starlight Drive | 05/01/19 9:34 AM | Deck Storage | First Warning | TRUE |
| 95 Starlight Drive | 05/01/19 9:33 AM | Deck Storage | First Warning | TRUE |
| 85 Aurora Lights Drive A17 | 04/24/19 11:43 AM | Garbage | First Warning | TRUE |
| 85 Aurora Lights Drive A04 | 04/24/19 10:42 AM | Garbage | First Warning | TRUE |
| 314 Candlelight Drive | 04/24/19 10:38 AM | Garbage | First Warning | TRUE |
| 120 Firelight Drive C10 | 04/23/19 9:14 AM | Deck Storage | First Warning | TRUE |
| 120 Firelight Drive C08 | 04/23/19 9:13 AM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D18 | 04/23/19 9:09 AM | Deck Storage | First Warning | TRUE |
| 85 Aurora Lights Drive A03 | 04/23/19 9:06 AM | Deck Storage | First Warning | TRUE |
| 85 Aurora Lights Drive A07 | 04/23/19 9:03 AM | Deck Storage | First Warning | TRUE |


| 85 Aurora Lights Drive A08 | 04/23/19 9:01 AM | Deck Storage | First Warning | TRUE |
| :---: | :---: | :---: | :---: | :---: |
| 155 Aurora Lights Drive B05 | 04/23/19 8:59 AM | Deck Storage | First Warning | TRUE |
| 504 Firelight Drive | 04/19/19 12:53 PM | Parking | First Warning | TRUE |
| 325 Firelight Drive | 04/17/19 8:09 AM | Deck Storage | First Warning | TRUE |
| 173 Candlelight Drive | 04/17/19 8:08 AM | Garbage | First Warning | TRUE |
| 86 Candlelight Drive | 04/17/19 7:52 AM | Deck Storage | First Warning | TRUE |
| 302 Candlelight Drive | 04/17/19 7:48 AM | Deck Storage | First Warning | TRUE |
| 344 Candlelight Drive | 04/17/19 7:46 AM | Deck Storage | First Warning | TRUE |
| 360 Candlelight Drive | 04/17/19 7:37 AM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D16 | 04/16/19 2:53 PM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D15 | 04/16/19 2:52 PM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D04 | 04/16/19 2:51 PM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D03 | 04/16/19 2:50 PM | Deck Storage | First Warning | TRUE |
| 50 Firelight Drive D05 | 04/16/19 2:48 PM | Deck Storage | First Warning | TRUE |
| 85 Aurora Lights Drive A12 | 04/16/19 2:45 PM | Deck Storage | First Warning | TRUE |
| 86 Candlelight Drive | 04/16/19 2:44 PM | Garbage | First Warning | TRUE |
| 155 Aurora Lights Drive B11 | 04/16/19 2:43 PM | Deck Storage | First Warning | TRUE |
| 286 Candlelight Drive | 04/16/19 2:41 PM | Parking | First Warning | TRUE |
| 120 Firelight Drive C13 | 05/10/19 3:11 PM | Parking | First Warning |  |
| 50 Firelight Drive D20 | 06/27/19 9:04 AM | Garbage | First Warning | TRUE |
| 434 Firelight Drive | 07/02/19 2:25 PM | Dog-waste | First Warning | TRUE |
| 336 Candlelight Drive | 07/15/19 2:31 PM | Dog-waste | \$100 Fine | TRUE |
| 155 Aurora Lights Drive B15 | 08/21/19 3:23 PM | Garbage | First Warning |  |
| 359 Candlelight Drive | 08/21/19 3:23 PM | Garbage | First Warning |  |

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$0 \angle$＋Ч6！！｜əрриеう mid 00：ZL 6L／LZ／90 06／26／19 7：15 am Starlight 138 $\begin{array}{ll}\text { 06／15／19 6：45 am Starlight } 73 \\ 07 / 09 / 19 & 646 \text { Firelight } 365\end{array}$ 06／15／19 6：45 am Starlight 73 $\begin{array}{ll}\text { 06／15／19 6：45 am } & \text { Candlelight } 221 \\ 06 / 26 / 19 \text { 10：15 pm } & \text { Firelight Dr．}\end{array}$ 07／09／19 630 Candlelight 62 07／03／19 7 am Firelight 06／24／19 3：00 am Overflow Parking we 0ع：$\angle 6$ L／OZ／90 we 0t0 6L／8t／90 ue 0عL 6L／E0／L0 we 0Z：$\angle 6$ L／OZ／90 we 00：8 6L／8t／90 | 8 |
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| 0 | Firelight 354 Overflow Parking Candlight 58

A－Building Neighboring driveway Candlelight 294
Starlight 73

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 би！uлем рдع IIIWYヨd ON」IWyヨd ON 6u！uлем puz NO PERMIT コa ON IIWYGd ON」IWYヨd ON NO PERMIT LIWYヨd ON би！илем рıє IIIWY $\exists d$ ON LIWYヨd ON 2nd warning IIWy $\exists$ d ON би！uеем puz IIWY $\exists d$ ON」IWY ヨad ON әр！м－sıеэ－६ IIWyヨd ON liwy Fire－lane IIWYヨd ON LIWYヨd ON Fire－lane IIWYヨd ON LIWyヨd ON LIWYヨd ON NO PERMIT No Parking Area Fire－lane IIWYヨd ON」IWyヨd ON| Nissan | MT 687802b | 06/19/19 750 am | Firelight 504 | NO PERMIT/ Fire-lane | TRUE |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Nissan | MT 687802b | 06/27/19 8:00 am | Firelight 504 | NO PERMIT | TRUE | TRUE |  |
| Nissan | MT 687802b | 06/20/19 730 am | firlight 504 | Firelane on grass | TRUE |  |  |
| Toyota | mt 691869b | 07/13/19 7 am | Overflow Parking | No Parking Area |  |  |  |
| Subaru | MT 693995b | 06/26/19 7:00 am | Firelight 365 |  |  |  |  |
| Subaru | mt 694932v | 07/09/19 | 7 Firelight 338 | Fire-lane |  |  |  |
| Dodge | MT 695939b | 06/15/19 7:00 am | Firelight | NO PERMIT |  |  |  |
| Honda | MT 696041b | 06/24/19 3:00 am | Overflow Parking | NO PERMIT |  |  |  |
| Chevy | mt 699032 | 07/08/19 630 | 0 Candlelight | Fire-lane | TRUE |  |  |
| Chevy | MT 699032b | 06/26/19 7:00 am | Overflow Parking | NO PERMIT | TRUE |  |  |
| starcraft | mt 754564c | 07/10/19 | 7 Candlelight 294 | Fire-lane |  |  |  |
| chevy van | MT 75464c | 06/18/19 10:45 am | Candlelight 294 | NO PERMIT |  |  |  |
| Volkswagen | mt aajj5001 | 07/09/19 | 7 Overflow Parking | Fire-lane |  |  |  |
| Chevy | MT aajk7460 | 06/15/19 7:00 am | Candlelight 86 | NO PERMIT |  |  |  |
| INFINITI | MT aajl3468 | 06/15/19 6:30 am | Firelight 305 | NO PERMIT |  |  |  |
| Jeep | mt b52618 | 07/09/19 630 | 0 Firelight 503 | Blocking Neighbor |  |  |  |
| Volkswagon | MT blj071 | 06/15/19 7:30 am | A-Building | NO PERMIT | TRUE |  |  |
| Volkswagon | MT blj071 | 06/18/19 1036 am | B-Building | NO PERMIT/ 2nd warning | TRUE |  |  |
| Chevy | MT bne584 | 06/15/19 7:30 am | A-Building | NO PERMIT |  |  |  |
| Audi | MT brpg41 | 06/24/19 7:00 am | Candlelight 184 | No Parking Area |  |  |  |
| Ford | MT bscan | 06/15/19 6:30 am | Firelight | NO PERMIT |  |  |  |
| Chevy | MT bwk378 | 06/24/19 3:00 am | Overflow Parking | NO PERMIT/ 2nd warning |  |  |  |
| Lincoln | MT byw341 | 06/15/19 6:45 am | Starlight 65 | NO PERMIT |  |  |  |
| Jeep | mt caw367 | 07/09/19 | 7 A-Building | NO PERMIT |  |  |  |
| GMC | mt cch107 | 07/04/19 645 | 5 Candlelight | Fire-lane/ 2nd warning | TRUE |  |  |
| GMC | MT cch107 | 06/26/19 10:15 pm | Firelight Dr. | Fire-lane | TRUE |  |  |
| Ford | MT cdw474 | 06/19/19 750 am | Firelight 469 | NO PERMIT/ Fire-lane |  |  |  |
| Chevy | MT cgh871 | 06/15/19 6:45 am | Candlelight 140 |  |  |  |  |
| Honda | mt cjd156 | 07/03/19 7 am | Overflow Parking | NO PERMIT |  |  |  |
| Hyundai | mt cjd156 | 07/09/19 | 7 Overflow Parking | NO PERMIT |  |  |  |


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