

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

Firelight Meadows

6.11.2018

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 (B09), and Jeff Alger (C-04, 367). Owners present included George Hearon (155), Chris & Twila Moon (495), and Steve Miller via phone (A19). Also present were Scott Hammond, Katie Coleman, Seanna Farrow, and Josh Hickey of Hammond Property Management, as well as CPA Doug Shanley and Attorney Mindy Cummings.

Member Forum/Agenda Items

- 1) Cement pad area of entrance to B-Building
- 2) Chimney cleaning cost and process
- 3) Charcoal grill/BBQ

Approval of Minutes

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

Next Meeting

The next meeting is scheduled for Tuesday, July 16th and will concentrate on preparing the 2020 budget. The next board meeting is scheduled for Tuesday, August 13th at 6:00 pm.

REPORTS

Financial Report

Doug Shanley gave a financial update. As of March 31, total checking/savings was \$1,404,434, total current assets was \$1,420,557 and total equity was \$1,384,309.41. The largest line item over budget as of March was Roof Snow Removal by \$30,100 due to the heavy winter. All owner dues were paid as of June 11th.

Property Management Report

Josh's manger's report was included in the packet. He noted that he is waiting for an estimate to be returned regarding the potential fencing around the playground area. He will share the estimate at the next meeting. New mulch is also arriving this week and will be put down. Irrigation was turned on today.

Josh shared a quote from Jack Creek Engraving for replacement on the entry signs. A 16 ft. sign without lighting and mounted on top of the stone structure is around \$6800. Per board direction, Josh will get additional quotes for signage and work with Mindy on the legal standards that need to be met for signage.

The C-Building repair work will be addressed soon.

Rule Enforcement Report

HPM shared Joe March's resignation, and the hire of an in-house employee, Derek Weinrich, who will be taking over the role of Firelight parking/rule enforcement.

Communication from Owners

There were several owners who expressed concern about the price of the additional chimney cleaning services. Several years ago, the board requested the contractors schedule each unit with a pellet stove, fireplace insert, or those who burned firewood as a primary source of heat, for an additional inspection during the winter. It was the intention of the board to bill these owners individually for the second cleaning; however, the budget for this preventative maintenance continued to be charged for the service. This is the first year owners were billed for the second service and caught off-guard by the expense. Decisions on how to tackle this in the future will be made and put in place before the next cleaning service.

An owner inquired about the possibility of installing solar panels on their chalet. The board did not approve this request at this time.

An owner requested approval to install a screen door on the front door of their unit. The board did not approve this request at this time.

HLH Rate Case Update

Steve shared that an agreeable number was determined, about 10% less than the original proposed rate. Steve continues to work with Alanah on the details.

OLD BUSINESS

Roof Conditions

Jeff Alger wrote a letter to the board stating his concerns about the campus' current roofing. All agree that a roof replacement plan should be established. The first step of this process is to educate Owners on the subject and potential costs of different re-roofing options (cold roof, or conventional roof). Karla expressed that she is willing to communicate with cold-roof contractors.

Reserve Study Proposal

Matt shared a quote from Reserve Advisors – 1 of 4 engineering firms he attempted to contact. The board discussed the details of doing a reserve study at length. AJ motioned to move forward with the reserve study. Jeff seconded and all were in favor.

Mindy expressed that once a reserve study is put into place, updating it is easy and it becomes a tool for educating owners on the Associations reserves, as well as give peace of mind to prospective buyers, owners and insurance providers. Mindy recommended identifying an "Executive Sponsor" to advise the contractor on local knowledge.

Management Contracts

Scott conveyed that HPM is happy to continue providing property management services for the Firelight complex. As for the other management services – i.e. snow removal, landscaping, trash management, and parking/rule enforcement – the board has a few options. The board plans to discuss this further during executive session. Mindy will help the board with the RFP process for additional management services, as well as aid with a management contract through HPM.

Adjourn

Matt motioned to adjourn the meeting at 7:58 pm. The board then went into executive session.

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

