

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

Firelight Meadows
August 19th, 2019

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 (308), AJ Christianson (A16, C07), Karla Yeager (B09), Curt Wilson (B02), Laura Gregory (D09) via phone, and Jeff Alger (C-04, 367). Owners present included Chris Moon (495), Travis Wangsgard (354), Bruce Das (103), Patricia Krause (D12), Jim & Pat Lathrop, their son Jim Lathrop (C15) and Steve Miller (A19) via phone. Also present were Scott Hammond, Mike Palmer, Katie Coleman, Seanna Farrow, and Josh Hickey of Hammond Property Management.

Member Forum

There was no comment from the owners present.

Approval of Minutes

Steve motioned to approve the June meeting minutes as written. Jeff seconded the motion and all were in favor. The minutes were approved as presented.

Next Meeting

The next meeting is the annual meeting, scheduled for Tuesday, September 24th at 6:00 pm at Buck's T-4.

REPORTS

Financial Report

Curt shared the financial report. There is one unit close to 4 quarters behind. There is currently \$10k in prepaid assessments. The HOA was \$14k over budget this year due to snow removal costs, but \$10k under budget in maintenance and repair.

Curt presented his revised resolution for invoice processing and the group discussed.

Property Management Report

Scott first shared that he recently met with Mindy Cummings. She continues to work with Alanah Griffith on the covenants re-write. Per Scott's recommendation, Mindy has been working on drafting building diagrams that define utility lines. These documents would support what belongs to who if something should fail or need replacement.

A property management report was included in the meeting packet. Josh noted the on-going trash violations, most of which are a direct result of short-term renters who are unaware of regulations and proper compactor use. HPM issues violation notices and fines when possible; however some violators are unable to be identified without a vehicle pass.

Dryer vent cleaning and inspections were recently completed at each condo building. Chalet inspections will begin the first week of September. The board recommends that a notice be included in the next newsletter asking owners to check that their dryers are hooked up properly.

Curt asked if HPM could check the condo stairways weekly to be sure the cleaning is adequate.

Estimates

- Solar flag-pole light installation (approved)
- Condo common area air-freshener installation (approved)
- Fencing – Josh presented a bid from Bridger Fencing outlining two options for fencing around a potential dog park area. He will be confirming the price and details of the estimate before the board reaches a decision. The board would also like to get owner feedback in the form of a survey regarding the dog park.
- Landscaping around Condo/Chalet entrances – Josh presented one bid estimating about \$20k for chalet entrance landscaping, and \$18k for condo entrance landscaping. The board asked Josh to obtain 2-3 more bids if possible

before reaching a decision. Curt recommended securing an expiration date of 12/31 on the bid to ensure the price remains the same if the work cannot be completed in 2019.

- Apex – Josh presented a bid from Apex for widening the paved entryways to the condos and chalets; \$15k for condo entrances, \$4k for chalet entrances, roughly \$20k total. The board agreed this takes precedence over the entrance area landscaping, and the project is also do-able without raising dues or special assessing (approved)
- Concrete condo entrances – Josh presented a bid for leveling all front concrete condo entrances. The settling has created a tripping hazard and is now considered a liability concern that the board will discuss further during a campus walkthrough.

Rule Enforcement Report

HPM presented the rule enforcement report from June-current. There were no questions from the group.

Communication from Owners

Patricia Krause shared a letter with the board inquiring about the installation of dog-waste stations and bear proof trash cans on campus. Both inquires will be considered and discussed alongside the dog-park discussion. Other owner communication was included in the packet and discussed by the group.

Landscaping Report

Bed maintenance of the condo entrances and whether it was a good investment for the campus was previously discussed during the property management report. All agreed that it is a good investment along with updated entrance signs; however widening the campus entryways takes precedence over the curb-appeal of the campus at this time.

NEW BUSINESS

Annual Meeting Discussion/Prep

The group discussed annual agenda items and reports needed prior to the annual meeting. All voting material must be provided to the Hammond office no later than August 28th.

OLD BUSINESS

Parking Update

Jeff Alger announced his resignation from the Firelight board of directors. He delivered an update on the parking project he has been working on throughout his board term. The board will take over parking related discussions from this point forward.

Chimney/Pellet Stove Cleaning

- Pellet Stove Cleaning Estimate – Seanna shared estimates from 2 contractors that are willing to service the 5 pellet stoves on campus. The board did not make a final decision at this time on who they will contract to service the pellet stoves.
- Second Chimney Cleaning – Moving forward, the campus chimneys will be serviced once a year, a cost budgeted for by the association.

Charcoal BBQ – Common area for grilling

The group discussed the idea of building an area and installing permanent grills for membership use. Requires further discussion.

Management Contracts

The board plans to renegotiate the management contract with Hammond and incorporate the trash management contract. The board scheduled an executive meeting for Tuesday to further discuss.

Adjourn

Matt motioned to adjourn the meeting at 8:16 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

