

# Minutes of the Annual Owners Meeting

For the Association of Unit Owners of

Firelight Meadows

September 19th, 2018 6:00 PM, Buck's T4

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## 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 line-item 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 re-write. 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.

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Laura Gregory, Secretary

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Date