



**THE ASSOCIATION OF UNIT OWNERS OF FIRELIGHT MEADOWS  
CONDOMINIUMS, INC.**

**BOARD OF DIRECTORS MEETING**

|                                             |                                            |                                                                                              |
|---------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Date:</b><br>Tuesday<br>January 14, 2020 | <b>Time:</b><br>6:00 p.m.<br>Mountain Time | <b>Location:</b> Hammond Property Management<br>50 Meadow Village Drive<br>Big Sky, MT 59716 |
|---------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------|

| Agenda                                                                                       | Presenter          | Action         |
|----------------------------------------------------------------------------------------------|--------------------|----------------|
| <b>Call to Order (6:00)</b>                                                                  | Matt Walker        | -              |
| <ul style="list-style-type: none"> <li>• Member Forum (new items for next agenda)</li> </ul> |                    | -              |
| <ul style="list-style-type: none"> <li>• Minutes of November Board Meeting</li> </ul>        | All                | Approve        |
| <ul style="list-style-type: none"> <li>• Schedule next BOD Meeting</li> </ul>                |                    | -              |
| <b>New Business</b>                                                                          |                    |                |
| <b>6:10</b> • Solar Panel Discussion                                                         | All                | Discuss        |
| <b>6:20</b> <ul style="list-style-type: none"> <li>○ Independent Power Systems</li> </ul>    | Dan                |                |
| <b>6:30</b> • Satellite Discussion                                                           | All                | Discuss        |
| <ul style="list-style-type: none"> <li>○ Brant with Sat Pro</li> </ul>                       |                    |                |
| <b>Financials</b>                                                                            |                    |                |
| <b>6:50</b> • Financial Report                                                               | Curt               | Review         |
| <b>Reports</b>                                                                               |                    |                |
| <b>7:00</b> • Property Management Report                                                     | HPM – Josh         | Discuss        |
| • Rule Enforcement Report                                                                    | HPM – Derek        | Discuss        |
| • Communication from Owners                                                                  | HPM – Seanna/Katie | Discuss        |
| <b>New Business Cont.</b>                                                                    |                    |                |
| <b>7:20</b> • Snow Removal                                                                   | All                | Discuss        |
| <b>7:30</b> • Exterior Lighting                                                              | All                | Discuss        |
| • Rules and Regulations – adjustment to RV parking verbiage                                  | All                | Review/Approve |
| <b>Old Business</b>                                                                          |                    |                |
| <b>7:40</b> • Insurance bids                                                                 | Karla              | Discuss        |
| <b>7:50</b> • Signage                                                                        | Karla              | Discuss        |
| <b>Adjourn (8:00)</b>                                                                        |                    | -              |

**Call-in number: 712-770-3925**

**Access code: 832020**

# 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.



## Firelight Managers Notes

- Chalets
  - Monitored ice damming on roofs
  - Scheduled initial roof shoveling to begin week of 1/13/20
  - Shoveled out fire hydrants
  - Replaced rotting door jam at 352 Candlelight Drive
  
- Condos
  - Facilitated carpet cleaning in condo buildings
  - Monitored Ice damming on roofs
  - Facilitated roof snow removal to begin week of 1/13/20
  - Replaced air freshener cartridges
  - Cleaned up walkways and around parking blocks as weather allowed
  - Shoveled out propane tanks and fire hydrants
  - Ordered test letters for B building. Discovered building is not painted behind existing letters. Matt gave decision to wait until Spring when the building can be painted once old letters are removed.
  - Responded to after hours call regarding leaking hot tub at D building. Monitored situation until hot tub was drained. No damage found.
  
- Compactor
  - Continued to monitor owners for disposing of garbage improperly
  - Facilitated biannual maintenance on second compactor
  - Scheduled additional compactor and recycling pickups around Christmas and New Years

| Unit                        | Date of Infraction | Property Manager | Category         | Action Taken  | Warning Issued? | Fine Issued? | Notes                                                                              |
|-----------------------------|--------------------|------------------|------------------|---------------|-----------------|--------------|------------------------------------------------------------------------------------|
| 464 Firelight Drive         | 12/30/19 11:25 AM  | Stay Montana     | Garbage          | First Warning | TRUE            |              | Christmas tree                                                                     |
| 456 Firelight Drive         | 12/24/19 11:23 AM  |                  | Garbage          |               | TRUE            |              | 448 or 456?                                                                        |
| 448 Firelight Drive         | 12/24/19 11:23 AM  |                  | Garbage          |               | TRUE            |              | 448 or 456?                                                                        |
| 472 Firelight Drive         | 12/17/19 1:03 PM   |                  | Noise Violation  | First Warning | TRUE            |              |                                                                                    |
| 496 Firelight Drive         | 12/11/19 8:23 AM   |                  | Garbage          |               | TRUE            |              | Not sure who it belongs to.                                                        |
| 425 Firelight Drive         | 12/11/19 8:22 AM   | Alpine           | Garbage          |               | TRUE            |              |                                                                                    |
| 73 Starlight Drive          | 12/11/19 8:21 AM   | Stay Montana     | Garbage          |               | TRUE            |              |                                                                                    |
| 448 Firelight Drive         | 11/25/19 9:09 AM   |                  | Garbage          |               | TRUE            |              | Trash out; bins too full to close lid. Ravens tore apart.                          |
| 106 Candlelight Drive       | 11/22/19 9:38 AM   |                  | Deck Storage     | \$100 Fine    | TRUE            | TRUE         | Deck storage + charcoal grill                                                      |
| 387 Candlelight Drive       | 11/22/19 9:37 AM   |                  | Deck Storage     | \$300 Fine    | TRUE            | TRUE         | Window coverings, charcoal grill in back, and hot tub does not meet HOA standards. |
| 368 Candlelight Drive       | 11/22/19 9:36 AM   |                  | Window Coverings | \$100 Fine    | TRUE            | TRUE         |                                                                                    |
| 155 Aurora Lights Drive B07 | 11/22/19 9:34 AM   |                  | Deck Storage     | First Warning | TRUE            |              | Kayaks not permitted on deck. Sent list of approved items.                         |
| 148 Candlelight Drive       | 11/15/19 12:05 PM  | Stuart Koch      | Charcoal Grill   | \$300 Fine    | TRUE            | TRUE         | Charcoal grill                                                                     |
| 148 Candlelight Drive       | 11/15/19 12:05 PM  | Stuart Koch      | Deck Storage     | First Warning | TRUE            |              | Storage items on deck                                                              |
| 387 Candlelight Drive       | 11/15/19 12:03 PM  |                  | Charcoal Grill   | \$100 Fine    | TRUE            | TRUE         | also deck Storage. I believe they had a few warning so fine?                       |
| 296 Firelight Drive         | 11/15/19 12:01 PM  |                  | Deck Storage     | First Warning | TRUE            |              |                                                                                    |
| 330 Firelight Drive         | 11/15/19 12:00 PM  |                  | Deck Storage     | First Warning | TRUE            |              |                                                                                    |
| 115 Starlight Drive         | 11/15/19 12:00 PM  |                  | Deck Storage     | First Warning | TRUE            |              |                                                                                    |
| 368 Candlelight Drive       | 11/15/19 11:59 AM  |                  | Window Coverings | First Warning | TRUE            |              |                                                                                    |
| 156 Candlelight Drive       | 11/15/19 11:10 AM  | Beehive          | Deck Storage     | First Warning | TRUE            |              | Vehicle without license plates                                                     |
| 394 Candlelight Drive       | 11/15/19 11:09 AM  | Beehive          | Deck Storage     | \$100 Fine    | TRUE            | TRUE         | Vehicle without license plates; toys in front of condo.                            |
| 138 Starlight Drive         | 11/04/19 7:26 AM   |                  | Deck Storage     |               | TRUE            |              |                                                                                    |

| Make of Vehicle | License Plate      | Date     | Time   | Location             | Comments             | Repeat   | BOOTED | TOWED | TOWED BY  | Towed Date |
|-----------------|--------------------|----------|--------|----------------------|----------------------|----------|--------|-------|-----------|------------|
|                 |                    |          |        |                      |                      | Offender |        |       |           |            |
| BMW             | crc045             | 01/04/20 | 6 am   | Candlelight          | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Chevy           | 6331898            | 01/04/20 | 6 am   | C-Building           | Snow removal         |          |        |       |           |            |
| Subaru          | 61395c             | 01/04/20 | 6 am   | B-Building           | Snow removal         |          | TRUE   | TRUE  | Best Rate | 01/06/20   |
| Chevy           | mowatr             | 01/04/20 | 6 am   | Overflow Parking     | Snow removal         |          |        |       |           |            |
| Toyota          | Wyoming t1414      | 01/04/20 | 6 am   | Firelight            | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Chevy           | Texas lym3606      | 01/04/20 | 6 am   | Firelight            | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Jeep            | 621885c            | 01/01/20 | 930 pm | Candlelight          | 3-cars-wide          |          |        |       |           |            |
| Jeep            | Washington bjm7063 | 12/31/19 | 10 am  | Firelight            | Fire-lane            |          |        |       |           |            |
| Toyota          | 250802c            | 12/27/19 | 6 am   | Firelight            | Fire-lane            |          |        |       |           |            |
| Ford            | grmtg1             | 12/28/19 | 6 am   | Starlight            | Fire-lane            |          |        |       |           |            |
| GMC             | bla537             | 12/27/19 | 4 pm   | 87                   | NO PERMIT            |          |        |       |           |            |
| Dodge           | 317398d            | 12/27/19 | 4 pm   | 286                  | NO PERMIT            |          |        |       |           |            |
| Ford            | cnn042             | 12/27/19 | 4 pm   | Overflow Parking     | NO PERMIT            |          |        |       |           |            |
| Volkswagen      | California 8da1412 | 12/27/19 | 4 pm   | 456                  | NO PERMIT            |          |        |       |           |            |
| Jeep            | Washington bjm7063 | 12/27/19 | 4 pm   | Overflow Parking     | NO PERMIT            |          |        |       |           |            |
| GMC             | texas lwj8430      | 12/27/19 | 4 pm   | 405                  | NO PERMIT            |          |        |       |           |            |
| Cadillac        | 675852b            | 12/27/19 | 4 pm   | 361                  | NO PERMIT            |          |        |       |           |            |
| BMW             | 657374b            | 12/27/19 | 4 pm   | Overflow Parking     | NO PERMIT            |          |        |       |           |            |
| Toyota          | 630268b            | 12/27/19 | 4 pm   | Firelight 338        | NO PERMIT            |          |        |       |           |            |
| Ford            | cmc986             | 12/27/19 | 4 pm   | Overflow Parking     | NO PERMIT            |          |        |       |           |            |
| Ford            | 5ba5208            | 12/28/19 | 620 am | Starlight            | Fire-lane            | TRUE     | TRUE   | TRUE  | Best Rate | 12/28/19   |
| Jeep            | Idaho f15zra       | 12/28/19 | 620 am | Starlight            | Fire-lane            | TRUE     | TRUE   | TRUE  | Best Rate | 12/28/19   |
| Toyota          | cpr594             | 12/23/19 | 6 am   | Firelight 330?       | 3-cars-wide          | TRUE     | TRUE   | TRUE  | Best Rate | 12/23/19   |
| Chevy           | 25210b             | 12/23/19 | 6 am   | Starlight            | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Jeep            | 491429e            | 12/22/19 | 530 pm | Neighboring driveway | NO PERMIT            |          |        |       |           |            |
| Chevy           | cpn507             | 12/22/19 | 530 pm | Neighboring driveway | 3-cars-wide          |          |        |       |           |            |
| Nissan          | Colorado 767 qhn   | 12/22/19 | 530 pm | Candlelight          |                      |          |        |       |           |            |
| Toyota          | 629781c            | 12/21/19 | 7 am   | Starlight            | Fire-lane            |          |        |       |           |            |
| Subaru          | Washington bgn2755 | 12/21/19 | 7 am   | Candlelight          | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Subaru          | ckw323             | 12/21/19 | 7am    | Starlight            | Fire-lane            |          |        |       |           |            |
| Toyota          | 541044b            | 12/19/19 | 7 am   | Firelight            | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Subaru          | California 6dlj066 | 12/16/19 | 11 am  | Overflow Parking     | Snow Removal         |          | TRUE   | TRUE  | Best Rate | 12/16/19   |
| Dodge           | cpu164             | 12/15/19 | 430 am | Firelight            | Fire-lane            |          |        |       |           |            |
| Toyota          | California 39210b2 | 12/15/19 | 430 am | Starlight            | Fire-lane            |          |        |       |           |            |
| Ford            | 135952a            | 12/15/19 | 430am  | Starlight            | Fire-lane            |          |        |       |           |            |
| Mercedes        | setb               | 12/14/19 | 9am    | Candlelight          | NO PERMIT/ Fire-lane |          |        |       |           |            |
| Chevy           | 626583c            | 12/13/19 | 3pm    | Candlelight          | NO PERMIT/ Fire-lane |          |        |       |           |            |

|         |                    |                 |                  |                      |      |           |
|---------|--------------------|-----------------|------------------|----------------------|------|-----------|
| Ford    | Idaho 5845288      | 12/09/19 830pm  | Starlight        | Fire-lane            |      |           |
| Jeep    | Virginia wtk5594   | 12/09/19 830pm  | Starlight        | Fire-lane            |      |           |
| Nissan  | 491951e            | 12/09/19 515am  | Firelight        | 3-cars-wide          |      |           |
| Toyota  | 250667c            | 12/08/19 9pm    | Firelight        | NO PERMIT/ Fire-lane |      |           |
| Ford    | 542903b            | 12/09/19 5am    | Firelight        | NO PERMIT/ Fire-lane |      |           |
| Chevy   | 612363c            | 12/09/19 5am    | Firelight        | NO PERMIT/ Fire-lane | TRUE |           |
| Dodge   | 614480c            | 12/09/19 5am    | Firelight        | NO PERMIT/ Fire-lane | TRUE | TRUE      |
| Dodge   | bzx827             | 12/09/19 5am    | Firelight        | NO PERMIT/ Fire-lane | TRUE |           |
| suskie  | Colorado 940rmt    | 12/09/19 5pm    | Firelight        | NO PERMIT/ Fire-lane | TRUE | TRUE      |
| Jeep    | caw367             | 12/06/19 1030am | C-Building       | NO PERMIT            |      |           |
| Subaru  | Oregon 221fbc      | 12/06/19 1030am | C-Building       | NO PERMIT            |      |           |
| Chevy   | 611183b            | 12/06/19 1030am | Candlelight      | NO PERMIT            |      |           |
| Subaru  | 650568b            | 12/06/19 1030am | Overflow Parking | NO PERMIT            |      |           |
| Jeep    | Utah v936lx        | 12/06/19 1015am | Overflow Parking | NO PERMIT            |      |           |
| Toyota  | 617405c            | 12/06/19 1015am | Overflow Parking | NO PERMIT            |      |           |
| Honda   | utah 5g6bw         | 12/06/19 1015am | Overflow Parking | NO PERMIT            |      |           |
| Audi    | crv946             | 12/06/19 1015am | Overflow Parking | NO PERMIT            |      |           |
| Toyota  | 5410440b           | 12/06/19 10am   | Overflow Parking | NO PERMIT            |      |           |
| Chevy   | cet596             | 12/06/19 10am   | Firelight 504    | NO PERMIT            |      |           |
| Toyota  | New York Jlp9059   | 12/06/19 10am   | Firelight 465    | NO PERMIT            |      |           |
| Ford    | aaju8606           | 12/06/19 10am   | Firelight        | NO PERMIT            |      |           |
| Subaru  | California 6dlj066 | 12/05/19 8am    | Overflow Parking | snow removal         |      |           |
| Ford    | mowater            | 12/05/19 8am    | Overflow Parking | snow removal         |      |           |
| Nissan  | Washington atb6957 | 12/05/19 8am    | Overflow Parking | snow removal         |      |           |
| Jeep    | 644060b            | 12/05/19 8am    | B-Building       | snow removal         | TRUE | Best Rate |
| Dolphin | cdn682             | 12/02/19 839am  | Candlelight 116  | RV                   |      |           |
| Audi    | leoland            | 12/01/19 9pm    | Starlight        | NO PERMIT/ Fire-lane |      |           |
| Ford    | California 7e48580 | 12/01/19 630am  | Candlelight      | NO PERMIT            |      |           |
| Ford    | cpm321             | 12/01/19 630am  | Candlelight      | 3-cars-wide          |      |           |
| KIA     | cjk226             | 11/28/19 7am    | Candlelight      | Fire-lane            |      |           |
| Ford    | clx492             | 11/28/19 7am    | Candlelight      | Fire-lane            |      |           |
| Ford    | clr889             | 11/25/19 12pm   | Firelight 338    | No Parking Area      |      |           |
| Nissan  | 615004c            | 11/21/19 2pm    | Firelight 442    | Fire-lane            |      |           |