

Firelight Meadows Board Meeting

February 11, 2020, 6:00 PM

Meeting Minutes

Call to order

Matt Walker called the meeting to order at 6:02 pm.

Attendance

Board members in attendance included Matt Walker, Laura Gregory, Curt Wilson, Karla Yeager, and Carol Powell (phone). Owners Steve Miller and Mitchell Bates phoned into the meeting. From Hammond Property Management, Scott Hammond, Josh Hickey, Katie Coleman, Derek Weinrich and Seanna Farrow were present. Alanah Griffith, the attorney for Firelight Meadows, was also present.

Member Forum & Next Meeting

- Landscaping RFP

The next board meeting was scheduled for Tuesday, March 10, 2020 at 6:00 pm.

January Meeting Minutes

Curt motioned to approve the meeting minutes; Laura seconded. The minutes were approved as presented.

Financials

Curt shared a fourth quarter profit and loss report with the group. The three units previously in arrears are now paid up. There is currently \$150k in retained earnings. Snow removal and legal expenses were over for 2019; rule enforcement was a bit under budget.

REPORTS

Property Management Report

Josh's managers' report was included in the packet. Some highlights discussed at the meeting included:

- Monitored ice damming on roofs
- Facilitated initial round of snow shoveling; second round should be completed in the coming weeks (chalets and condos)
- Shoveled out propane tanks and fire hydrants
- Monitored compactor area
- Heat tape was turned back on in various places of the condo buildings.

Curt expressed concern about the snow removal crew unintentionally aiming their snow blowers at the condo and chalet buildings. HPM took note of this and will communicate with the snow removal crew about being mindful not to do this.

Karla shared concerns about the current condition of the compactor and some unusual noises it has been making. IT was noted that the compactor was most recently inspected on Jan 14, 2020 and the report indicated nothing out of the ordinary, however an additional service request for inspection can be placed if the board would like HPM to arrange this. An additional inspection was not asked of HPM at this time.

Rule Enforcement

A rule and parking enforcement report was included in the meeting packet and discussed briefly.

Owner Communication

There was no owner communication to include in this month's meeting packet.

NEW BUSINESS

Paving

Karla contacted the contractor previously hired to provide the board with estimates for paving in hopes of securing a contractor and scheduling the work for 2020. Karla was provided with estimates from High Country Paving and Big Sky Asphalt. New parking spots would total around 32 spaces. The details will be worked out before summer.

Windows

Mitchell Bates called into the meeting to share that he will be replacing some windows and doors that are failing on his unit. He inquired with the board about other units have experienced failing windows and doors and whether there was an operating procedure in place to make the process as smooth as possible. Karla agreed that she has noticed many units experiencing failing windows and doors and she is currently working on obtaining an estimate for bulk replacement pricing if other owners are interested. HPM will draft an email to the ownership to get a better idea from owners about this.

OLD BUSINESS

Governing Documents Rewrite Update

Alanah was present to answer questions from the board about how the new governing documents speak to different areas of concern and any area of confusion. Barring the changes discussed, Alanah believes the documents are about finished and ready to put to vote.

Insurance Bids

Karla has continued to seek out other insurance options; however, the Firelight Meadows association is a complicated HOA to insure. HUB International is interested in taking it on, but nothing has been decided at this time.

Exterior Lighting

Carol provided the board with some exterior lighting options to consider. They unanimously agreed to let Carol purchase and have installed one of the options they agreed on as an example to consider before deciding for the campus.

Adjourn

Laura motioned to adjourn the meeting; Karla seconded her motion. The meeting adjourned at 7:54 pm.

Laura Gregory, Secretary

Date