

# Firelight Meadows Board Meeting

March 10, 2020, 6:00 PM at HPM

## Meeting Minutes

### Call to order

Matt Walker called the meeting to order at 6:03 pm.

### Attendance

Board members in attendance included Matt Walker, Laura Gregory, Curt Wilson, Karla Yeager, Carol Powell, and Steve Cherne (phone). Others present included the association's CPA Doug Shanley (phone), and Scott Hammond, Josh Hickey, Katie Coleman, Derek Weinrich and Seanna Farrow of Hammond Property Management.

### Member Forum & Next Meeting

- List of roof leaks and potential insurance claims related to leaks
- Roof shoveling cost update
- Condo hallway heating options

The next board meeting was scheduled for Tuesday, April 7 at 6:00 pm.

### January Meeting Minutes

There were two changes noted to the meeting minutes that Seanna will add. Curt motioned to approve the meeting minutes as amended; Carol seconded. The minutes were approved as modified.

### Financials

Curt and Doug reviewed the Profit & Loss Budget vs. Actual statements for January through December 2019. Overall, the association was under budget \$33,326.67. Highlights included:

- Landscaping upgrades were approved for 2020
- Condo carpet cleaning expenses were accrued and added to reserve account
- Roof Snow Removal expenses were over budget, and the amount budgeted for 2020 was increased
- Chimney cleaning and condo utilities came in under budget

## REPORTS

### Property Management Report

Josh's managers' report was included in the packet. Josh has been looking into unit A-20's water situation regarding their cold-water source being undetermined and not metered. He can schedule Manhattan Plumbing and Heating to investigate the issue further, but there is a chance that walls will need to be opened (at the HOA's expense) to determine where their cold-water is coming from. If this is the case, owners affected by this invasive work will be notified. Karla recommended contacting Kurt Lawrence and Mike Bishop for drywall work.

HPM has been fielding phone calls for roof leaks and interior damages. The board would like to see a list of any interior damages reported to HPM, and potential claims from roof leak damage. This will be discussed further at the next board meeting.

The compactor experienced a hydraulic pump failure and was repaired as quickly as possible. A new light was installed above the compactor on a temporary wood platform that will be upgraded after the snow melts. Matt conveyed the importance of keeping the compactor area as clean as possible at all times.

Josh received a quote for potentially building a roof over the compactor area. To build a structure that matches the existing enclosure, the cost was between \$14,000-\$16,000. The board does not approve of this estimate; however, Curt motioned to allow HPM to spend up to \$1,000 on finding a design to present to the board. Laura seconded his motion, and all were in favor.

The board noted that outside the condo buildings, the tall ashtrays were filled for several days with beer cans. Karla and her husband called Big Sky Cleaning and asked someone to take care of this, which they did, but it was noted that Big Sky Cleaning needs to be more diligent about these high traffic areas.

### **Campus Cable/Satellite Situation**

Katie has been communicating with Brant of SatPro about the HOA's current cable/satellite situation in the condo buildings and chalets. Currently, the rules and regulations specify that each chalet cannot have more than one dish on each building and owners must tie into a shared satellite dish. However, this rule is quickly becoming outdated as technology advances and more options become available. Owners are opting for cable services that are either not supported by the existing satellite dish or for a service that cannot tie into a shared dish, so many chalet buildings have multiple dishes.

The condo building crawlspaces are inundated with unlabeled cable wires, and work from technicians often result in service being lost to other units.

The board agreed to review a quote from Brant outlining the work and cost associated with cleaning up a duplex, a fourplex and a condo building and will consider the quote in terms of addressing the whole campus. Afterward, the board will discuss the potential project of rewiring and servicing the associations cable/satellite needs.

### **Rule Enforcement**

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

### **Owner Communication**

One owner reached out to HPM regarding dog waste. Seanna will be emailing the association in the spring with a friendly reminder to clean up dog waste.

## **NEW BUSINESS**

### **Landscaping Request for Proposal**

HPM drafted a request for proposal for 2020 landscaping services. The RFP will be sent out to bid to several Big Sky contractors. The board discussed separating the irrigation portion of the contract from the general landscaping duties due to the age and sensitivity of the system. HPM will revise before sharing with contractors.

### **Window Replacement Project – Bulk replacement cost**

Karla researched contractors that were willing to provide her with an estimate for replacing windows on campus at a bulk discounted rate.

### **Compactor Discussion**

Karla reached out to Solid Waste Solutions regarding the bi-annual maintenance of the compactor and the situation where the compactor was out of commission following the most recent inspection of it in January. Karla also reached out to Republic Services about the price the Firelight HOA is currently being charged for pickup services. Evidently a contract with them was not renewed and prices increased. With a new contract, prices will be lowered.

### **OLD BUSINESS**

#### **Parking/Paving Update**

Karla has worked with High Country on determining where to pave new parking spaces (approximately 40 total). There are a few areas for other potential spots to be added. The board approved moving forward with the yellow spots highlighted on the map that was provided at the meeting by Karla; the blue and green spaces will be discussed later. Curt noted that there may be additional projects for the group to consider. It was also noted the current bid does not include damages to the irrigation system that will likely happen during construction.

Contracts have been signed with Apex to move forward with the condo entryway paving project and the funds are currently available for this work.

#### **Insurance**

Karla continues to work with Blane at HUB International on alternative insurance options for the campus. Carol has also investigated an option with an insurance representative out of state that is familiar with large condo associations and is waiting for more information to provide the board with.

#### **Exterior Lighting**

Carol presented an estimate to the board for potentially replacing all exterior light fixtures. This project will need the approval of the membership and has been tabled for further discussion and presentation at the annual meeting.

#### **Adjourn**

Laura motioned to adjourn the meeting at 8:37 pm.