

Firelight Board Meeting
Tuesday, May 12, 2020 at 6:00 PM

Meeting Minutes

Call to Order

Matt Walker called the meeting to order at 6:16 pm.

Attendance

Board members in attendance included Matt Walker, Steve Cherne, Laura Gregory, Carol Powell, Curt Wilson, and Karla Yeager. Owners in attendance included Greg Hunt, and Julie Brown. Others present were CPA Doug Shanley, and from Hammond Property Management: Scott Hammond, Mike Palmer, Josh Hickey, Katie Coleman, Seanna Farrow and Derek Weinrich.

Next Board Meeting

The next board meeting was scheduled for Tuesday, June 9 at 6:00 pm and will be held remotely.

Agenda items

- Cold-Roof
- Window Replacement Quote
- Compactor Violation & Fines
- Proposed Parking Spaces/Voting Process
- Signage Update – Pricing and design
- Landscape Edging

April Meeting Minutes

Carol motioned to approve the draft meeting minutes from April; Steve seconded, and all were in favor. The minutes were approved as presented.

Financial Reports

Curt Wilson presented Q1 financial reports. Overall, the association is \$10,000 under budget on income and reserve contributions were made for the year. Next year interest expenses will be budgeted for. There are currently three accounts past due three quarters or more. Doug will be contacting each of them via letter, and if no response is received action will be taken. The board has given Doug leeway to work with Owners that may be experiencing financial stress due to the pandemic.

Managers Report

Josh's managers report was included in the packet. Highlights included:

- Continued trash cleanup and spring cleanup around campus
- Began scheduling interior repair work resulting from roof leaks
- Arranged a meeting with Apex to look at the driveway area by the C-Building. Apex is planning to address the entryways in June. Notification of exact dates will be sent to owners ASAP.
- Gallatin Water Works is firing up the irrigation system and the system will be turned on soon

Compactor Update

The compactor has been experiencing several mechanical issues and as such, HPM has contacted both Republic Waste Services who maintain the compactors as well as Solid Waste Systems who service the compactors (2) twice a year. The current contract with SWS is a 3-year contract that expires in July 2020, and the board would like to investigate some other local service providers. Republic provided HPM with a comparable maintenance program at the same dollar figure as SWS for their consideration. Josh has also been able to negotiate better rates for trash hauls, which will provide the association significant savings over a year. The topic of who to sign a contract with will be discussed further at the June meeting.

Campus Painting Program

Josh did a campus drive through with Best Day Ever Painting about establishing a campus painting and maintenance program. The contractor has expressed interest in taking on the work and potentially working with the Association on their future painting needs. He estimates the current painting work needed to take his crew 2-3 weeks to complete and will be available once per month to address any painting repairs that are needed.

Landscaping Bid

Wildwood underbid the work last year for the complex, and their bid for this season was much higher; however, the board agreed they did a great job and would like to move forward with scheduling their services again this year.

Heat Tape

HPM did not notice a measurable difference in ice damming on the middle areas of the condo buildings whether the heat tape was turned on or off. However, it was noted that the areas that are critical for heat tape at the condo buildings are the areas around the entryways because of the gutters. Josh investigated replacing heat tape in these areas and the cost. For the time being, the board agreed that fixing the gutter downspout areas is important and HPM can determine what else will need replacement in the future. Josh will order the materials and arrange installation soon. Josh will also schedule a contractor to look at some other areas that made need gutters installed.

Rule & Parking Enforcement Reports

Rule and parking enforcement reports were included in the packet. The campus continues to be relatively quiet regarding parking. As the snow melted, several rule violations were entered concerning lawns and patios that needed tidying. Notifications have also been sent regarding RV parking spaces and what is appropriate to store there.

Owner Communication

Jeff Alger sent HPM a letter regarding interior damages caused by roof leaks. He implied that he would like to hold off on any interior repair work until the root cause of the problem is fixed; however getting the repairs done in the short term is ideal because fixing the roofs is not going to be a quick process. HPM will communicate with Jeff directly about arranging interior repair work to be done.

Greg Hunt voiced concerns about the number of Condo owners versus Chalet owners on the board of directors. Ultimately, board positions are comprised of volunteers that are interested in taking on the responsibility. Julie Brown, present at the meeting, expressed interest in filling an open board position as a Chalet owner. The board thanked Julie and plans to contact her regarding the position.

NEW BUSINESS

Campus Re-roofing Plan

The current roofs are nearing 20 years old. HPM provided Matt with a couple of contacts for roofing contractors in the area. Included in the packet was a bid from Brigg's Roofing. The price for re-roofing a single duplex with a cold-roof would be \$25k, and a four-plex would be \$80k. Outfitting a condo building with a cold-roof would be \$160k. The entire complex would be roughly \$2 million+ and would be phased out over several years. Matt is also working on getting quotes from other contractors and will have some more information for the board to review soon and the topic will continue to be discussed.

Parking Improvement Estimates

Big Sky land management was contracted thru high country to do the excavation aspect. Karla walked the campus with BSLM and put together locations of 14 single spaces (\$3000/space), and 13 double parking spaces (\$3500/space). The board needs to revisit the proposed parking spaces and reach an agreement and put to vote. BSLM quoted \$106,700 for 50 spaces. They feel they can start excavation this fall, but they have limited availability for doing the entire project. Steve noted that the legal size of parking spaces must be 9x20 feet and that spec must be reflected in the proposal.

Steve shared a possible alternative to consider. Steve had asked HPM to go through all public parking spots on the Chalet side and note how many people are parking in public spots rather than utilizing their driveway. Regardless, the

board does not feel this alternative makes a large enough dent to be considered an alternative but could perhaps make a small difference. It was mentioned that the length of some vehicles may be the cause.

The next step is to present a vote to the membership about the proposed parking spaces.

Water & Sewer Update

Big Sky Sewer and Water District received a grant to study the Firelight drain fields. The study will take place this summer over a two-week period where engineers and field specialists will be on-site to analyze the drain fields – capacity, where the water is draining, etc. The Firelight board and West Fork Utilities will be working with Big Sky Sewer and Water throughout the process and work toward either annexing the system or upgrading.

Adjourn

Matt motioned to adjourn the meeting.