

# Firelight Meadows

## Board Meeting, June 9, 2020

### Meeting Minutes

#### Call to order

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

#### Attendance (all via phone)

Board members present included Matt Walker, Steve Cherne, Karla Yeager, Curt Wilson, and AJ Christiansen. Owners present included Julie Brown, and Chris Moon. From Hammond Property Management, Scott Hammond, Mike Palmer, Josh Hickey, Katie Coleman, Seanna Farrow, and Derek Weinrich were present.

#### Next Meeting

The following meetings were scheduled:

- Board meeting July 7, 2020 at 6:00 pm – remotely
- Budget meeting (board only) July 16, 2020 – time and location TBD
- Board meeting August 11, 2020 at 6:00 pm – remotely
- Annual meeting September 22, 2020 at 6:00 pm – location TBD

#### Items for July Board Meeting

- Status of repairs on irrigation system
- Cold-roof discussion

#### Minutes from May Board Meeting

Steve motioned to approve the meeting minutes; Carol seconded the motion. All were in favor and the meeting minutes were approved as presented.

#### Financial Report

The associations CPA sent letters to all delinquent units, and all owners are now currently paid.

#### Property Management Report

Some highlight from the property management report included:

- Repaired broken downspouts and did heat tape repair work
- C-Building – had carpets spot cleaned at the request of an owners and property manager
- Put up new condo building letters. The group commented on the size of the letters and asked HPM to reach out to the Fire Department regarding recommendations for size.
- Replaced damaged soffit
- Continued to communicate with Republic Services. HPM is currently awaiting direction from the board about the contract and service agreements with the associations trash providers.
- Performed landscape cleanup
- Communicated with Apex regarding the paving of the entryways. This has been scheduled for June and an exact date will be shared once determined by Apex. The cost for additional paving is \$2500. Curt motioned to move forward with the additional expenditure; Karla seconded the motion. All were in favor and the motion carried.

Josh obtained a bid from Rooftop Solutions for gutter replacement, which costs about \$18 per linear foot. Josh estimated \$1,400 for the front and \$1,400 for the back of the condo buildings, and \$1,500 for each building end – roughly \$6,000 per building including labor.

Josh will be providing the group with an estimate for the exterior electrical outlets in front of the condo buildings, as well as an estimate for the damages posts that house the outlets.

### **Rule and Parking Enforcement**

Rules and parking enforcement reports were included in the packet for board review. It was noted that the extreme fine of \$800 for trash left outside during bear-season was at one time something enforced by the county and adopted by associations around campus to discourage attracting bears and promote safety for residents.

Carol expressed that she feels some rules of the association are being bypassed all together and expectations for following the rules are not being upheld by the board – specifically, advertising of rental units on platforms such as VRBO are advertising occupancy level outside the expectations of 4 people per condo, 6 per chalet. False advertising has also been contributing to more parking issues at rentals. In Scott's experience with other HOA's, there are ways to restrict the number of people per unit but there is a specific legal process to it that may be part of the governing document rewrite. The best way to address this concern at the present may be to contact the owners and encourage them to advertise in accordance with the association's bylaws, but enforcement can pose challenges; or, contact VRBO with a legal letter stating occupancy limits and advertising. Carol, Matt, and Steve plan to discuss the best method of approaching this.

### **Owner Communication**

Communication from owners were provided in the packet. The group discussed the matter of renters on campus with pets and the recent incident involving a dog off leash attempting to attack a resident's child. Neither the HOA nor HPM has the resources to intervene in every incident that occurs. Ultimately, incidents involving an aggressive animal are the responsibility of the pet owner. In this incident the sheriff was immediately involved. Karla recommended door-hanger notices as a good way to reach renters and owners with the campus rules, or when specific incidents arise that require their attention.

An owner requested approval for an invisible fence at their condo. The board agreed that lawns are considered a common element and therefore any changes to the lawn, such as this, are not allowed.

The situation involving the destructive black cat on campus has not been narrowed down to a specific unit owner.

An owner inquired about the lack of washed rock in her unit's rock bed. The owner has been notified that irrigation has been prioritized, but that a resolution to this concern has been noted by HPM to address.

### **Landscaping**

Carol requested a second round of trimming and pruning scheduled this summer, including attention to overgrown trees and shrubs. HPM will reach out to the ownership via email and ask that owners communicate their pruning preferences regarding tree-trimming so that the landscaping crew can address accordingly. Carol also noted pests on trees throughout the campus and asked that the group consider incorporating attention to this into the landscaping contract.

Josh will be sharing bids with the group for noxious weed spraying and will consider pest control options as well.

### **Compactor**

Karla has continued to communicate with Republic and Solid Waste Solutions about the contract and service agreement for the compactor. Karla proposed the board consider hiring both service providers for a 1-year agreement and determine who to continue with in the future. Curt motioned that Karla move forward with hiring both service providers; Carol seconded. The motion was carried, and the association will sign on with both providers for a period of one year.

Josh received one estimate from C&H Engineering for the compactor enclosure for \$2,200 and has not heard back from others.

### **Window Replacement**

HPM will be reaching out to the ownership asking owners to express their interest or need for window replacement. After a list has been put together, Karla can then determine if a contractor can provide the group with a discounted bulk-rate.

### **Parking Space Paving**

The board asked that a final map of the proposed spaced be circulated to the owner ship for public comment, after which the board will decide on this topic. Curt motioned to approve the expenditure of 26 new parking spaces before the end of summer 2020. Karla seconded the motion. 3 board members voted in favor of the motion; 2 opposed, 1 abstained.

### **Adjourn**

The meeting was adjourned at 8:19 pm.