

## **Firelight Board Meeting**

July 7, 2020

### **Board Meeting minutes**

#### **Attendance**

Board member in attendance included Matt Walker, Steve Cherne, Laura Gregory, Carol Powell, Karla Yeager, and Julie Brown. Owners in attendance included Steve Miller and Mary Grace Wilkus. Also, in attendance included attorney Alanah Griffith; Andy Dreisbach and Dave Dexter from Cornerstone Management; and Mike Palmer, Josh Hickey, Katie Coleman, Seanna Farrow and Derek Weinrich from Hammond Property Management.

#### **Call to order**

Matt called the meeting to order at 6:03 pm. Matt noted that AJ Christiansen will be relinquishing his board position, and Julie Brown will be completing the remainder of his board term.

#### **June Meeting Minutes**

Laura noted a mistake in the attendance section of last months meeting minutes. Matt motioned to approve the minutes with the modifications. Curt and Carol seconded the motion, and all were in favor.

#### **Next meeting**

The next board meeting was tentatively scheduled for August 11<sup>th</sup>. The board plans to meet on Thursday, July 16<sup>th</sup> for a budget meeting.

#### **Cornerstone Management Services Cold-Roof Presentation**

Andy Dreisbach and Dave Dexter with Cornerstone Management Services attended the meeting to share their knowledge and experience of cold roofs with the group. It was a very informative discussion regarding their experience with this work and plans for Firelight should they be hired to do the cold-roof project. They will be available for further discussion with the board.

#### **Parking Space Proposal**

An updated version of the proposed parking spaces was reviewed by the group. The updated version eliminated all parallel parking spaces and eliminated paving spaces between the chalets and condos. Another minor change was made to save a large tree.

It was noted by Alanah that for improvements to common areas, a vote would be necessary whereby 51% of those affected by the improvement must approve – for example, an improvement only affecting the condo owners would require 51% of the condo owners to vote in favor, and likewise for a chalet improvement. Each unit would count as one vote.

If the parking improvement project is being paid for by regular assessments, which in this case the board plans to do, the board is permitted to move forward without a vote from the membership. The association's covenants do not specifically address what the board is required to do with excess reserves that were not allocated or spent. In Alanah's experience, other associations use these funds to put toward improvements.

Curt Wilson motioned to move forward with the project as presented and engage with the engineer to schedule the work for this summer. Karla seconded the motion. Cherne and Carol opposed. Curt, Laura, Karla and Matt were in favor. The motion passed and project will move forward as presented this evening.

### **Governing Documents Rewrite Review**

Alanah believes the governing document rewrite is ready for full board review. She will present the version with Steve's comments, and her response to each comment, to the board at which point the entire group can comment on the document for further edits.

### **Window Replacement Project**

There was a very large response from the ownership regarding window replacement needs, many of which are regarding the window casements as opposed to the window seals. – 47 windows, and 11 patio sliding doors. Karla will be reaching out to these owners and providing them with the pricing information. Through Guy's Glass, replacement of just the glass is minimally invasive with cost and work.

### **Entryway Signage**

Karla is currently waiting for confirmation of the county's regulations regarding signage on campus. All signs on Ousel Falls must be a wood post, as opposed to metal. Karla believe she can have a design by the next meeting from Sign and Designs to share with the group.

### **Status of Irrigation System Repairs**

Matt asked Hammond Property Management for a running document of fixes and costs associated with the irrigation system. The current irrigation system is working – Ideally, the irrigation system replacement work would go hand-in-hand with the edging work as that project is phased out, which HPM can help to facilitate. The group is also waiting to hear whether the campus will tie into the effluent water system.

Karla noted that there are condo areas that need immediate attention about edging. She presented the group with a proposal from Elevated in the amount of \$1900 that covers edging work at the condo buildings. She believes this is a reasonable amount to spend currently as a "test run". In HPM's experience, it would make the most sense to wait on starting this project.

Karla motioned to move forward with the edging proposal presented by Elevated for the A, B, C and D buildings, and if the work was acceptable then moving forward with chalet areas that need attention. Matt seconded the motion. All were in favor, none were opposed. HPM will perform a walkthrough with Elevated and Karla to located appropriate chalet areas.

### **Financial Report**

Quarterly assessments were just sent. No owners are far behind in assessments.

### **Managers' Report**

Details of Josh's manager's report were included in the packet. Matt asked for board comment.

The damaged soffit noted in Josh's report was regarding areas that were fixed, and areas that still need to be fixed with hardy plank. Three dead trees were removed from campus; Matt would like to see these replaced with someone similar in size if possible. Karla asked HPM to share the proposal for electrical work with the board.

The landscape crew has been doing tree trimming and removal of dead growth around campus. Around late summer or fall, a big prune will be done on the potentillas as usual. Steve asked Josh to address a specific area of campus that needed pruning.

### Condo Lettering

The board approved of the smaller lettering on the condo entry way doors and asked Josh to move forward with applying them to all the condo entry doors; however, the larger ones on the side of the building are unnecessary.

### Apex Paving

Paving of the entry ways is scheduled to start next week, and HPM will communicate project details to the ownership.

### New trail along Spruce Cone by BSCO

The Big Sky Community Organization hopes to tie a trail into the existing trail system on the Firelight campus. The homeowner with the lot behind the trash compactor is going to begin building his house this summer (his lot goes all the way to the Morning Stay area). A long sliver of the property is used by Firelight currently used by Firelight residents, and he would like this to stop. Something to consider is encouraging owners to move away from the area via notification from management. HPM will take care of moving the hack rail fence to relocating the entrance to the trail.

### **Rule/Parking Enforcement**

Derek continues to sticker and tow vehicles in violation on campus, as necessary.

### **Communication from Owners**

The owner of unit D-7 notified management of a large dip in the ground near their condo that collects a lot of water from rain and the sprinkler system. The board asked HPM to look at the area. Perhaps more dirt added to the area would resolve the issue.

The owners of unit 288 experienced an act of vandalism on their vehicle parked on campus. This is something that should be filed with the police to take care of.

The board wrote a letter to the Spanish Peaks Club and the Yellowstone Club and have not yet received a response. The Spanish Peaks Club does not have a bus service this summer, but the Yellowstone Club does. Karla is working on a solution to address the noise associated with buses coming through campus at early hours.

The topic of renters and renters with pets was discussed briefly.

### **Board Position Vacancy**

AJ relinquished his board position. A motion was made to accept Julie Brown as a board member for the remainder of AJ's term. Curt seconded the motion, and all were in favor.

### **Adjourn**

Matt adjourned the meeting at 8:42 pm.