



**THE ASSOCIATION OF UNIT OWNERS OF FIRELIGHT MEADOWS
CONDOMINIUMS, INC.**

BOARD OF DIRECTORS MEETING

Date: Tuesday October 20, 2020	Time: 6:00 p.m. Mountain Time	Location: Hammond Property Management 50 Meadow Village Drive Big Sky, MT 59716
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Agenda		Presenter	Action
Call to Order		Matt Walker	-
6:00	• Member Forum (new items for next agenda)		-
	• Minutes of August Board Meeting	All	Approve
6:05	• Schedule next Board Meeting - November	All	-
New Business			
6:10	• Guest from YES Composting	Karl Johnson	Discuss
6:15	• Guest from Big Sky Community Organization	Adam Johnson	Discuss
6:30	• Compactor Contract Estimate	HPM - Mike	Discuss
Reports			
6:40	• Financial Report – AR Report	Curt	Discuss
6:45	• Property Management Report	HPM – Josh	Discuss
	• Rule & Parking Enforcement Reports	HPM – Derek	Discuss
	• Communication from Owners	HPM – Seanna/Katie	Discuss
7:00	• Condo Window Replacement Process	HPM - Mike	
7:15 Adjourn		Matt Walker	-

Call-In Information

Firelight Board Meeting
Tue, Oct 20, 2020 6:00 PM - 8:00 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

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Firelight Board Meeting

August 11, 2020

Meeting Minutes

Attendance

Board members in attendance included Matt Walker, Carol Powell, Steve Cherne, Laura Gregory, Karla Yeager, Julie Brown and Curt Wilson. Owners in attendance included Dave Shappee. From Big Sky Sewer & Water, Ron Edwards, Scott Buecker, and Terry Smith were present. From Hammond Property Management, Scott Hammond, Mike Palmer, Josh Hickey, Derek Weinrich, Seanna Farrow, Katie Coleman and Robbeye Samardich were present.

Call to order

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

July Meeting Minutes

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

Next meeting agenda items

Carol is planning to submit some topics for the next meeting agenda later. There were no other topics from owners at this time.

Annual Meeting

Matt-when people want to make comments, how are we going to manage them.

Big Sky Sewer & Water Update

Ron Edwards, Terry Smith and Scott Buecker were present to deliver an update to the group regarding Firelight Meadow's water and sewer system and the possible annexation to Big Sky Sewer and Water (BSSW). The information delivered to the group was strictly preliminary and BSSW would need to share their draft report and summarized findings with the DEQ.

Matt asked the group if anyone had any concerns with moving forward with the water and sewer district on their proposal. The project will take a major commitment from the Firelight HOA and several years to see through, but it is imperative that the board determine how to move forward and keep the process going.

Governing Document Rewrite

Alanah has not gotten feedback from the group on her edits to the governing documents. At this point, the board plans to look through the documents thoroughly and reach out to Alanah outside of the regularly scheduled board meetings.

Edging Work

Karla reported that Elevated Landscaping is nearly 70-85% done with the edging work on campus. She pointed out some areas around the entrances to the campus that still need to be addressed. They plan to address these areas and are willing to do edging work around the chalets as well. The board does not wish to schedule any work on the chalets at this time until the current work is finished and examined by the group. When it is time to address the chalet edging, Mike and Josh have a list of chalet units prioritized, and Carol expressed that she is available to participate in a campus walkthrough to put together a list as well.

Financial Report

There are currently no owners of concern regarding quarterly assessments.

REPORTS

Manager's Report

The manager's report was included in the meeting packet. Main highlights included:

- Soffit work
- Painting touch up work around campus
- Repair work to walkways around the C building will be underway once construction projects on campus are finished
- Monitored compactor area for improper garbage disposal (mostly short-term renters)
- Pressure washed compactor area
- Continue to weed the landscaping beds as time allows
- Driveway areas being cleaned up
- Noxious weed spraying completed
- Trimming dead tree limbs and shrubs – ongoing

Josh shared a quote from Carpet Mill Outlet for roughly \$17,000/building to replace the carpeting in the condo buildings. There is currently enough in reserves to cover the cost of one building. No motion was made to accept the proposal at this time.

A main irrigation line was hit during the fiber optics installation and edging projects. Gallatin Water Works is scheduled to fix the main lines, and other damaged zones, in the next 2 weeks. The costs of the damages and repairs will be billed to the responsible parties. HPM will send an email to the ownership explaining why the system is down and plans to repair.

The jack rail fence on campus was temporarily moved to discourage parking in the wrong locations. On a related note, Matt spoke with the owner of the property adjacent to Firelight Meadows who requested the board consider installing a motion sensor light on the compactor as the light there currently shines onto his property. HPM will communicate with West Fork Utilities who owns the building about what can be installed.

Rule Enforcement

Several vehicles were towed over the last weeks, and many vehicles in violation. Traffic appeared to increase due to an event in Big Sky.

Owner Communication

An owner expressed concern about a letter from the board with regard to limiting the number of occupants in a unit. That is not the case, though there are limits on how many renters can occupy a unit at one time versus a family.

HPM took note to reimburse the owner of unit 329 who's metered water was used to water near by trees and landscaping. It was also noted that there is a irrigation drip line in one of the three zones that comes on related to the admin building on campus. HPM will obtain a quote for installing a separate drip line from the campus irrigation system and share with the board.

Adjourn

Matt adjourned the meeting at 7:54 pm.



Y E S
C O M P O S T

MISSION: BUILDING SOIL

Chemical fertilizers continue to eradicate the living microorganisms and deplete the micronutrients that are essential for healthy soils and, therefore, health plants.

YES Compost strives to bring back the natural nutrient cycle within our community by redirecting all of our food waste away from the landfill, and instead use it to replenish our soil and foster new plant growth.

METHOD: COMPOST WITH WORMS

To fulfill our mission, YES Compost provides residential and commercial food scrap collection services in Bozeman, Belgrade, and Big Sky.


- You fill up your bucket/bin with compostable materials including meats, bones, dairy, and all compostable packaging.
- We pick the bucket/bin and replace it with a fresh one. We then pre-compost the contents and feed it to our red wiggler composting worms to fully digest the nutrients and turn it into true black gold; Worm Castings. Then. . . we give you the castings!
- You use the worm castings on your house plants, garden, and lawn and transform your household into an organic paradise!

TOP 3 REASONS TO COMPOST WITH YES:

1. Prevent Pollution: Eliminate toxic methane and leachate emissions from the landfill
2. Complete the Nutrient Cycle, Locally! See reverse side for Nutrient Cycle image
3. Restore Health: Healthy soil creates healthy plants which means healthy food and healthy people!

HOW TO GET INVOLVED:

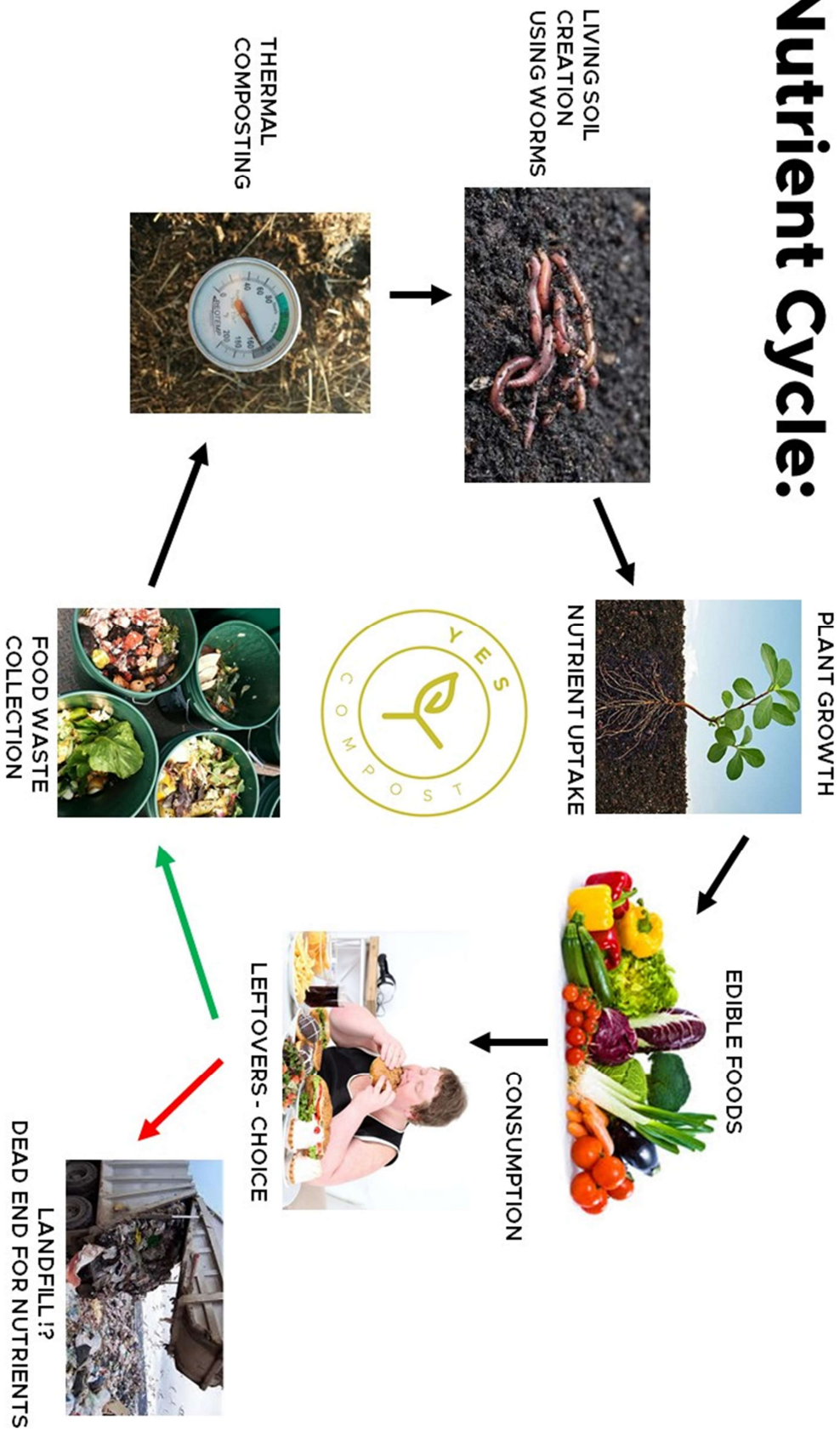
SIGN UP: www.yescompost.com/composting

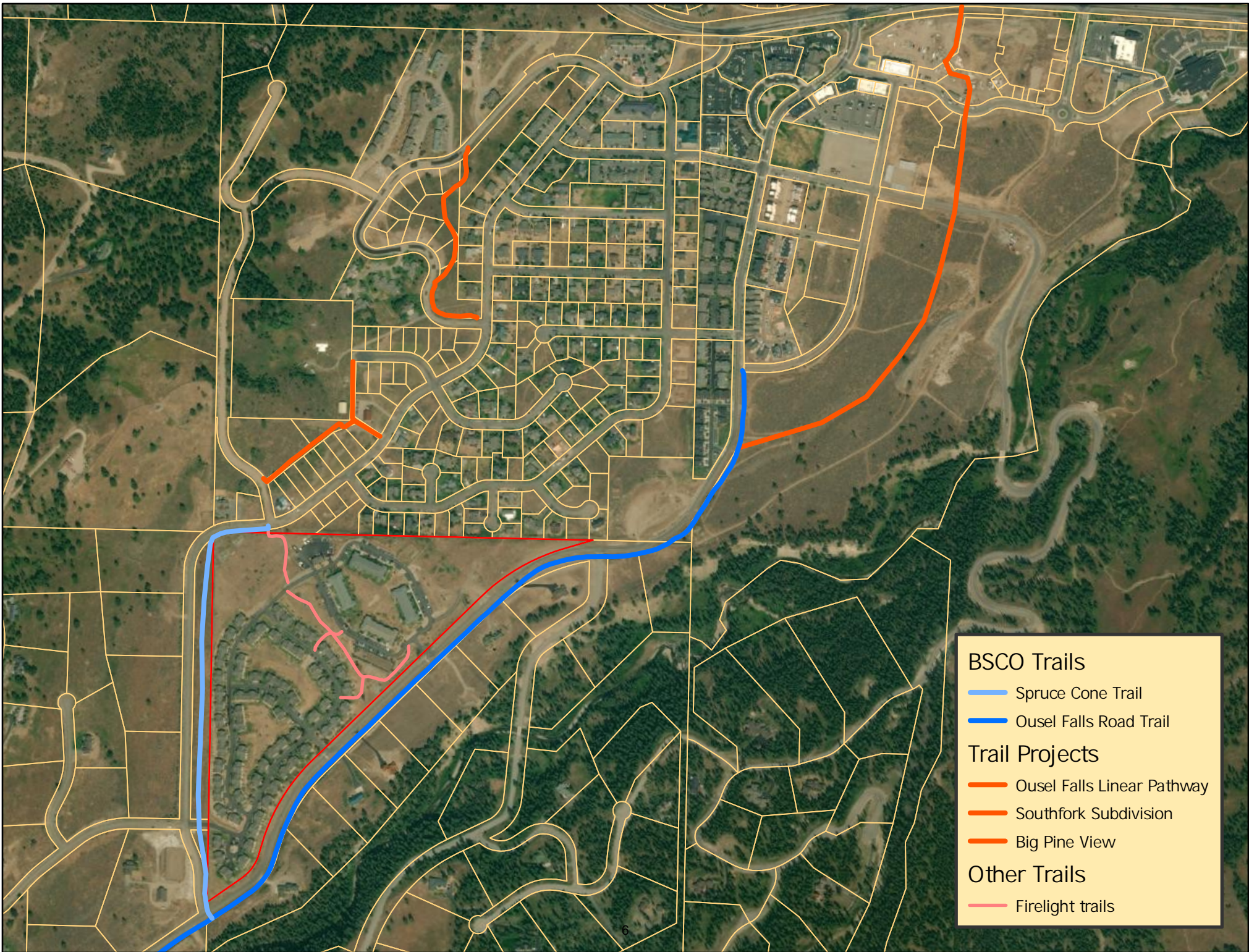
 406.219.7011

 karl@yescompost.com

 @yescompost

Nutrient Cycle:





Montana Waste & Recycling LLC
PO Box 6020
Helena, MT 59604
406-457-2437
gogreen@helenarecycling.com
www.helenarecycling.com

PROPOSAL FOR SERVICES

October 15, 2020

Montana Waste & Recycling LLC is pleased to submit this proposal for:

Hammond Property Management
Mike Palmer
PO Box 161242
Big Sky, MT 59716
mikep@hpmmontana.com

Location	
Firelight-Big Sky, MT	
Service	
Compactor Repair Option 1: Repair current power pack-Install new low oil shut down, pump, and motor. Option 2: Install new power pack unit (3-week lead time for new power pack)	
Other	
Prices include parts, labor, and travel.	
	Costs: Option 1: \$5,698.40 Option 2: \$12,230.20

- Proposal subject to change if any variations made to the above listed terms -



- Chalets
 - o Continued fixing heat tape
 - o Began delineating for plowing
 - o Replaced crushed downspout at 456 Firelight
 - o Replaced broken downspout extension at 448 Firelight
 - o Installed ventilation covers on foundation vents
 - o Working with electrician and track utilities to fix lights in chalets damaged by fiberoptic project
 - o Received request to have HOA install sump pump in the crawlspace of 130 Starlight. Bid to install is \$3000. **Need board approval**

- Condos
 - o Finished restringing heat tape above condo entrances on north sides of buildings
 - o Continued replacing damaged soffit
 - o Reattached trim in various locations
 - o Worked with Karla to have bathroom ventilation between units 9 & 10 repaired in B building
 - o Shut off hose bibs
 - o Had hose bib in front of B building repaired
 - o Installed ventilation covers on foundation vents

- Compactor
 - o Continued to monitor owners for disposing of garbage improperly

- Landscaping
 - o Continued bed weeding
 - o Continued replacing drain stone
 - o Continued to trim dead limbs from trees
 - o Trimmed dead shrubs near condo entryway
 - o Monitored irrigation system
 - o Fixed damaged irrigation heads
 - o Facilitated irrigation repairs after fiberoptic project and parking space additions
 - o Working with Karla on rerouting the walking path by C building
 - o Trimmed shrubs and trees around campus
 - o Facilitated blow out of irrigation system



Rule and Parking Enforcement Reports for October 20, 2020

Rule Enforcement Report							
Unit	Date of Infraction	Category	Action Taken	Warning	Fine Iss	Notes	Comments
302 Candlelight Drive	10/05/20 11:01 AM	Deck Storage	First Warning	TRUE		Wood piled next to driveway	Splitting and storing today.
448 Firelight Drive	10/05/20 8:50 AM	Garbage	\$100 Fine	TRUE	TRUE	Trash out on Sunday 10/4 before trash day	
120 Firelight Drive C06	10/01/20 9:46 AM	Deck Storage	First Warning	TRUE		Old rug	
50 Firelight Drive D10	10/01/20 9:45 AM	Pets	\$100 Fine	TRUE	TRUE	Dog waste and dog toy ripped apart over the ground. Also a note from neighbor.	
504 Firelight Drive	10/01/20 9:43 AM	Charcoal Grill	First Warning	TRUE		Charcoal Grill	
278 Candlelight Drive	10/01/20 9:42 AM	Garbage	\$100 Fine	TRUE	TRUE	Cigarette butts in lawn around deck	

Parking Enforcement Report											
Date	Time	Unit/Tag Number	Location	Comments	Repeat Offender	BOOTED	TOWED	Towed Date	Send Email	Warning Sent	Owner
10/15/20	530 am	286 Candlelight Drive	Overflow Parking	No Parking Area/trailer			TRUE	10/15/20	TRUE		Morgan, Carolyn & Sevier, Mark; Solem, Rita
10/08/20	9 am	50 Firelight Drive D17	C-Building	Invalid Pass					TRUE		McCray, John & Matea
10/07/20	11 am		Overflow Parking	NO PERMIT							
10/07/20	520 am		Overflow Parking	NO PERMIT/ trailer							
10/06/20	850 pm		Overflow Parking	NO PERMIT/ rv							
10/01/20	6 am	224 Candlelight Drive	Neighboring driveway	NO PERMIT							Johnson, Scott & Windy
10/01/20	6 am	224 Candlelight Drive	Neighboring driveway	3-cars-wide/ no PERMIT							Johnson, Scott & Windy
09/30/20	550 am	120 Firelight Drive C16	C-Building	boat							Turner, Garrett & Murray
09/29/20	5 am		Candlelight	NO PERMIT/ Fire-lane							
09/27/20	8 pm		Firelight	Fire-lane							
09/27/20	8 pm		Firelight	Fire-lane							
09/27/20	8 pm	85 Aurora Lights Drive A07	Firelight	Fire-lane							Scheder-Bieschin, Ann and Max Sparks to Stars, LLC

Firelight Board Meeting October 2020

Owner Communication

*Letters from Beau Blessing, Patricia Krause and Rosalie Roeder sent directly to board via email.

From: Glenn (*neighbor of Firelight Campus*)
Sent: Wednesday, August 26, 2020 1:46 PM
To: Katie Coleman
Cc: Seanna Farrow; Josh Hickey; Mike Palmer
Subject: Re: FLM Admin Building Lights

Katie and those Cc'd

Thank you for taking my call regarding the high idling class A camper that was parked behind the fire light maintenance building overnight, along with our concerns on the current flood lighting on the maintenance building and dumpster.

As a visitor here to Big Sky over the last 10+ years we are quite aware of how firelight preceded all of the recently built houses on Spruce Cone and rainbow trout. With no one living near by the maintenance facility and dumpster, night lighting was not a problem for anyone nor was lightning technology where it is in 2020.

Now that the neighborhood has been built and most of us have moved to the meadows full time we would like to ask your board to consider lighting that is just as strong where it needs to be but will fall off and become dark before the property line.

We have a similar situation with our commercial property back east and have great success in using the RAB LED lighting like the one attached below

<https://www.rablighting.com/product/WPLED26N>

Running 36 of the same lights in the next smaller wattage our electrical bill is only \$80/ month running dusk to dawn.

We, your adjoining neighbors would ask you to strongly consider these or something similar to these not only for a dark night sky but for the environment, with an added bonus of financial savings.

Sincerely,
Glenn and Erica Ancona and fellow meadows neighbors

From: Mitchell Bates
Sent: Thursday, September 17, 2020 9:13 PM
To: Seanna Farrow
Subject: Window tint

Hello,

My name is Mitchell bates and I own condo 8A. My unit is on ground floor and faces SW and the parking lot. My parking number in parking lot is not located in front of my unit, so I have no control over when people pull in or out of parking spaces. Between the sun shining in and cars coming and going I would like to have some tinted windows to help reflect some of the light.

We currently have zero tint on our windows, and I would like to suggest we discuss the idea of approving a darker shade. Without getting into too many specifics, windows have about 5 shades With each company having similar shade ranges but different names, with the darkest one being the one you see in the Yellowstone club houses (if anyone has been over and noticed as a reference). I'm not suggesting we go straight to that dark tint but I'm thinking maybe we allow the first shade of tint. I would like even more but I'm not trying to jump the gun.

I'm not trying to get everyone to replace the windows but am confident that at least 25% of windows are failing now and the rest will be failing in the coming 5 years. Nothing of slight to the company that made what we have but just playing the numbers game. Our windows are approaching 20 years. I suggest we allow some tinted windows and make the transition as people replace the windows. Grandfather what we have but require a different tint when replaced is how we would become uniformed in coming years.

Lastly, I don't think I've replied with an email or sent back my proxy. Although I would like to hear our annual meeting, I am not confident that I'll make it. So, with that, I Mitchell bates unit 8A am giving the board my proxy to use for the 2020 annual meeting.

Mitchell bates, 8A

Regarding: Unit 208 Candlelight

The owner with a RV rental space directly next to the trash compactor found his camper awning damaged this summer. He did not see the damage until they took the camper out, so he is not sure when it happened exactly. He measured the distance from the parking space to the compactor and determined the compactor doors to be the cause... the owners told me that they were parked within the lines of their space.

He is requesting the HOA pay for a repair or replacement of the awning and is currently waiting for the manufacturer to determine what the cost is. In the meantime, please keep this in mind and share your thoughts if you would like.

From: Caball, Ed

Sent: Thursday, September 24, 2020 10:48 PM

To: Katie Coleman

Subject: Graffiti Complaint

Katie,

I'm not sure if you are working with the Firelight HOA or who may be the lucky one assigned to that project. If you're not, feel free to forward this email to whom it may concern. I was contacted by Tyler Lura (539-2547) of 3 Rivers Communication for a Graffiti complaint. Someone spray painted the words "UGLY" on two communication/utility boxes again at the intersection of Spruce Cone Dr and Candlelight Meadow Dr. I am not sure if Hammond has received any complaints from residents regarding these boxes. 3 Rivers is upset and voiced an opinion of pulling the boxes, thereby leaving residents without service. I understand that this is a civil issue, but I would like to mitigate this issue before we get to this point. I started a criminal investigation for the graffiti. Maybe someone from Hammond could reach out to the HOA and contact Tyler to start a conversation.

Best regards,
Edward Caball

Deputy Sheriff650 Rainbow Trout Run
Big Sky, MT