

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.