

Firelight Board Meeting
October 20, 2020 at 6:00 pm
Held remotely via GoToMeeting

Meeting Minutes

Attendance

Board members in attendance included Matt Walker, Karla Yeager, Steve Cherne, Jim Dolan, Hannah Damberg, Carol Powell, and Curt Wilson via GoToMeeting. Owners present included Beau Blessing, and Claudia Christiansen. From Hammond Property Management, Mike Palmer, Josh Hickey, Katie Coleman, Derek Weinrich and Seanna Farrow were present. Adam Johnson from the Big Sky Community Organization was also present via GoToMeeting.

Call to Order

Matt called the board meeting to order at 6:00 pm.

Member Forum & New Agenda Items

There was no comment from owners for new agenda items.

August Meeting Minutes

Carol motioned to approve the August board meeting minutes as presented; Steve seconded the motion. The minutes were passed.

Next Meeting Date

The next board meeting was scheduled for November 10th, 2020 at 6:00 pm via GoToMeeting.

Guest from YES Composting

Karl Johnson from YES Composting was invited to share information on composting services for the campus. He was unable to join the meeting and will be on the agenda to present at the November board meeting.

Guest from Big Sky Community Organization (BSCO)

Big Sky Community Organization's director of Parks & Trails, Adam Johnson, was present at the meeting to share an update with the group on the BSCO's existing and future trail systems and projects in Big Sky. The BSCO helped to introduce the Spruce Cone trail system to the Firelight campus this summer, which is the first step of creating one large trail system that includes connecting the South Fork trail to the Big Pine subdivision. The BSCO is also working with the Town Center Owners Association on an extension of the Ousel Falls trail going past the Wilson Hotel and connecting to Lone Peak trail.

Presently, around seven HOA's participate in donating annually to the BSCO through HOA assessments. Adam would like to share information with the Firelight board and ask them to consider an annual contribution from Firelight owners to the BSCO's park and trail maintenance program. The board will stay in touch with Adam about how they can help moving forward and thanked Adam for sharing at the meeting.

Compactor Contract Estimate

The compactor was recently out of order due to electrical and mechanical issues. Mike shared an estimate from Montana Waste, a sub-contractor for Solid Waste Solutions, who employees local service technicians capable of servicing the compactor. The technicians were helpful in getting the compactor back up and running, and able to explain why this has happened on multiple occasions. The current power unit originally installed in the compactor is slightly undersized for the use the compactor gets and a larger power unit could be beneficial and prevent these occurrences. Two options were included in the estimate:

1. Continue to make repairs to the compactor as needed and get the current power unit running as efficiently as possible. This option included installing a new low oil shutdown sensor that will inhibit the power unit from burning out if a hydraulic hose breaks inside.
2. Install a larger and more efficient power unit capable of handling higher volumes of trash with less swap-outs of the compactor. This option also included the installation of the low oil shutdown sensor.

Karla noted that the cost of option two would be a \$60 increase per unit owner per year: a reasonable cost to having the proper equipment. After discussion, Curt motioned to approve moving forward with option two; Carol seconded the motion, and all were in favor. Karla will be reaching out to another contractor to verify the price range is accurate. The HOA is currently contracted with Republic Services as well as Solid Waste Solutions for service to the compactor; however, after upgrading the equipment with Montana Waste & Recycling, the board may consider working with them after the current contracts expire.

Accounts Receivable Report

There are currently two owners in arrears that owe three+ quarterly assessments.

Property Management Report

Josh's property management report was included in the packet. Main points from the report included:

- Wrapping up heat tape repairs throughout campus. New sections of heat tape were installed on all north facing entrances of the condo buildings; there are five chalets left that need entirely new heat tape to replace the existing.
- Winterization of the campus is underway, including:
 - Setup of delineators throughout campus
 - Installation of ventilation covers throughout campus
 - Turning off hose bibs
 - Trimming and limbing of trees and shrubs around campus
- An electrician has been hired to fix the lights around various chalet locations.
- Continue to replace soffit on the exterior of the condo buildings in various locations, as well as reattaching trim.
- The project of ventilating the B-building is being wrapped up, with insulation scheduled for Thursday morning.

A chalet home inspection report showed moisture under the crawlspace vapor barrier; in HPM's experience this is often from ground water and the vapor barrier does a great job at preventing the growth of mold. The owners of the unit are requesting a sump pump to be installed at the expense of the HOA, as the HOA has done in the past for other units. Josh shared an estimate with the board for \$3,000 to have this work done, including parts and labor. The board recalls this process from the past and agreed to paying for the installation, and noted that the owner may reach out to them regarding electric costs incurred from the sump pump if they feel it is necessary to involve the HOA.

The irrigation system was damaged in several areas by the construction and installation of fiber optics by 3-Rivers Telecommunications. HPM will stay in contact with 3-Rivers regarding any repairs needed in the spring and have had a great experience working with them on similar matters in the past. Curt noted that he does not believe water pressure has been restored to its original pressure since the irrigation repair was done in that area.

McKillop Services is currently repairing the exterior outlets of condo building C. Before he moves on to repairing the outlets of the three remaining condo building's, Josh will share the invoice with the board for review and approval.

HPM contacted four major local landscaping companies requesting proposals for landscaping of the Firelight campus. There was little to no response from the companies, and Matt suggested tabling the discussion for the time being and revisiting the topic next year.

Snowplow Contract

With around 30 new parking spots added to the campus, HPM requested that the board consider an adjustment in compensation for the snow contract due to the additional labor and snow storage required of the new spaces. The board agreed to the request and will anticipate an email from HPM with the details.

Rule & Parking Enforcement Report

The details of rule and parking enforcement were included in the packet. The campus has been relatively quiet, but Derek anticipates things picking back up during November before ski season.

Communication from Owners

Communication from owners were included in the meeting packet. HPM will investigate available options for replacing the compactor light with something that appeases the neighbors of the complex being affected by the brightness. Mike hopes to have some options to present at the next meeting.

An owner requested that the board consider permitting owners to apply a light window tint to windows to block out lights from vehicles. The board would be willing to consider this.

Regarding the graffiti on the campus utility boxes, Katie has spoken with the sheriff's department about the matter. They are currently trying to identify who is behind the graffiti. The board suggested HPM reach out to the Sheriff's department and 3-Rivers about the possibility of having the utility boxes wrapped in hopes of preventing future graffiti.

Condo Window Replacement Process - HPM

Mike and Karla have been working together on creating a process for streamlining the steps involved in replacing condo windows and doors. Mike anticipates having a document prepared to share in the next few weeks outlining a full condo window replacement standard operating procedure that will help keep the campus uniform. After board review, this document can offer a step by step procedure for owners to follow when replacing their windows and doors.

Adjourn

Matt motioned to adjourn the meeting at 7:16; Steve seconded the motion and the meeting adjourned.