

Firelight Board Meeting
Tue, Mar 23, 2021 6:00 PM – 7:00 PM (MST)

Meeting Minutes

Call to order

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

Attendance

Board members in attendance included Matt W., Carol P., Karla Y., Curt W., and Jim D. Owners present were Cynthia H., Dave S., and Karen and Barry R. Representatives from Hammond Property Management (HPM) included Scott Hammond, Mike Palmer, Dan Lukas, Derek Weinrich, Katie Coleman and Seanna Farrow.

Member forum

Matt resigned as board President; however, he will remain on the board, and board positions can be discussed at the next meeting. Carol has expressed interest in the President role.

Next meeting

The next board meet was scheduled for Tuesday, April 13 at 6:00 PM.

Approval of minutes

Carol motioned to approve the meeting minutes as they were presented; Curt seconded the motion and Jim Dolan abstained. The minutes were approved.

Landscaping

Match Dollars Program

Karla introduced the idea of a match dollars program at the February board meeting, which would essentially incentivize owners to participate in landscaping upgrades for the campus. Karla has sent information to the board members and requested their feedback. She plans to have information to share at the April board meeting.

Maintenance Contract

After sending the landscaping maintenance request for proposal twice, there has been no interest from local contractors in bidding on the contract. The previous contract expired in 2019; there was an extension of the contract in 2020 and the 4% escalator. HPM proposed revisiting the contract with the board, or perhaps the landscaping committee, about the possibility of hiring HPM separate of their management contract for landscaping May – October.

Carol asked that HPM to redline the contract with changes and share with the group so they can consider the proposal. HPM and the board will arrange a walk through to discuss landscaping further.

Carol asked that HPM speak to the irrigation startup process and the fiber optics project at the April meeting.

Cold-Roof Discussion

The board continued their discussion of implementing cold-roofs on the Firelight campus, which have effectively eliminated ice dams, roof leaks, and heat loss at other HOA's in Big Sky that have invested in this capital improvement. Carol spoke with Cornerstone Management Services – a contractor in Big Sky very familiar with this construction and technology – as well as Tim Kent at First Security Bank about the logistics of financing the project. Estimates from Cornerstone Management Services were: \$344k per condo building, \$170k per four-plex, and \$85 per duplex. The timeline for each building would be 3 months, 2 months, and 1.5 months, respectively. First Security would require anywhere from 20-25% down on the project, and assessments would be likely.

The topic will be added to the April agenda for further discussion, and in the meantime, Carol welcomes any questions from the board.

Property Management Report

The new compactor light is being installed soon. This light is not motion censored but will be aimed downward to prevent light shining into windows. As a result of the higher compactor usage, a new motor was installed, and the frequency of scheduled checks was increased. Overall, costs were reduced following the compactor upgrade.

Owner Communication

An owner inquired about regulations regarding emotional support animals (ESA) and the HOA's 2-pet per owner policy. With documentation of the emotional support animal, the HOA cannot enforce the 2-pet minimum. HPM does require certificates when they are alerted of units with ESA animals.

Adjourn

Matt motioned to adjourn the meeting at 7:34 PM; Karla seconded, and the meeting adjourned.