

Firelight Board Meeting
Tue, Apr 13, 2021 6:00 PM - 7:00 PM (MDT)

Meeting Minutes

Call to order

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

Attendance

Board members in attendance included Carol P., Matt W., Karla Y., Curt W., Hannah D., Jim D., and Julie B. Owners present included Steve M., Ed H., Mary S., and Karen and Barry R. From Hammond Property Management, Mike Palmer, Dan Lukas, Katie Coleman, Seanna Farrow and Derek Weinrich were present. All participants joined the meeting virtually via GoToMeeting.

Items for next agenda

- RV parking storage lot
- Cold-roof project
- Landscaping match-dollars program and general landscape update
- Campus signage
- Quarterly financial reports

Approval of March meeting minutes

Curt motioned to approve the meeting minutes; Carol seconded. All were in favor and the meeting minutes were approved as presented.

Next meeting date

The next board meeting was scheduled for Tuesday, May 25, 2021.

NEW BUSINESS

Board Positions

Matt formerly resigned from his role as President of the Firelight HOA. The following board positions were suggested:

- President – Karla Y.
- Treasurer – Carol P.
- Secretary – Curt W.

Curt motioned to vote on the suggested slate; Carol seconded. All were in favor; none were opposed, and slate carried.

OLD BUSINESS

Cold-roof discussion

Carol shared that she received a third bid from a contractor for roofing. The first bid was from Cornerstone Management Services, the second from Rooftop Solutions, and the third from Briggs Roofing. The estimate from Briggs was specifically for an ice-melt system. The board will continue to discuss further, and no action was taken at this time.

Irrigation Start-up

Mike explained the process of starting up the irrigation system which usually takes place around Labor Day. Gallatin Water Works (GWW) goes through the entire system and the zones to prepare for startup. Minor repairs and adjustments are made, and historically this maintenance has been done as part of the contract as needed. Some landscaping repair work remains following the fiber optics project that began last summer. Mike will be getting an

estimate from GWW for an overhaul and replacement of the entire irrigation system and asking Doug to join a board meeting to speak to the group about the state of the current system and improvement options for consideration.

Landscaping Request for Proposal

The board will hold a special meeting offline to discuss landscaping bids, including the bid from HPM. Karla also plans to schedule a walkthrough of the campus as early as Thursday or Friday of this week.

Fiberoptics Update

3-Rivers has several chalets to transition to fiber optics and will be starting on the condo buildings next week. For the condo buildings both the crawlspace and attics will be accessed to establish a chase from basement to attic using a 1 ½ inch pipe via the center units. These pipes will not need to be accessed again once installed and will allow the fiber install to carry through all units.

Water and Sewer Update

Firelight Meadows' water & sewer utility, West Fork Utilities (HLH), is determining how to move best forward with the infrastructure of the sewer system, or if it is possible for the Firelight HOA to acquire this utility altogether. Firelight could potentially create its own water & sewer district and present this to the county commissioners to get a district formed for Firelight. This could potentially present some benefits, like access to state funding, compared to the current situation. If HLH moves forward with their plans to bring the system into compliance with the DEQ, they will need to engage with an engineer soon. HLH has proposed a change to the rate tiers – Firelight is currently in a 3-tier system and HLH is proposing a 4-tier system. The proposed tier system would put more responsibility on the higher usage owners.

Financial Reports

Curt reviewed the adjusted year-end financial statements. Carol motioned to approve the financials; Matt seconded the motion, and all were in favor. Liens are being placed on two past due accounts and their RV privileges will be revoked, as necessary.

Property Management Report

Dan's property management report was included in the meeting packet. Mike is meeting with Morrison Maierle in May regarding line painting for new parking spaces and establishing a plan. The line painting can be addressed through the RID or the HOA can address this on their own. Mike is comparing the price of this with outside contractors as well.

HPM is arranging plans for sodding and seeding any landscaping that was affected by the groundwork for fiber optics that took place last fall.

Rule Enforcement Reports

HPM reported an on-going complaint regarding a noise/domestic dispute occurrence. The complaining party has contacted the sheriff's department several times and sought legal advice. The board recommends contacting the owner with the fine schedule; HPM noted that they have and have received a response from the unit in violation. Matt and Karla will discuss this further with Katie.

Adjourn

Matt motioned to adjourn the meeting at 7:31 pm.