

Firelight Board Meeting
Mon, Jul 19, 2021 6:00 PM - 7:00 PM (MDT)
GoToMeeting | 50 Meadow Village Dr. Suite 211, Big Sky, Montana
Meeting Minutes

Call to Order

Karla called the meeting to order at 6:02 pm.

Attendance

Board member in attendance included Karla Y., Carol P., Hannah D., Curt W., Julie B., and Jim D. Other present included the new attorney for Firelight Meadows, Margot Ogburn, as well as Mike Palmer, Dan Lukas, Katie Coleman, and Seanna Farrow of Hammond Property Management (HPM).

Approval of Meeting Minutes

Carol motioned to approve the June meeting minutes; Hannah seconded her motion. All were in favor and the minutes were approved as presented.

Next Board Meeting

The next board meeting was scheduled for Tuesday, August 10, 2021.

Invasive Species Discussion

Karla did a walk-around of the campus with Jen from Gallatin Invasive Species Alliance. The invasive weeds on the campus were minimal, and many areas had native grass. Jen plans to send Karla a report with some suggestions including plans and drawings of what native plants can be incorporated into the landscaping aside from native grass.

HOA Legal Representative

Margot Ogburn joined the meeting to introduce herself to the Firelight board members. She has reviewed the current CC&R's of Firelight Meadows HOA and is working on acquainting herself with the HOA's history and current legal needs. She asked the board to designate a board member as a point contact for communicating with her as she has found this to be the most efficient approach.

Landscaping Cost-Share Application

motioned to approve the application as presented at this meeting; Curt and Julie seconded the motion, and all were in favor. Karla and Seanna will work on creating a separate program for owners that are interested in much smaller landscaping projects with a different cost range.

HVAC System Update

Julie continues to do some research on options for air conditioning for board review. She would like to push this item to the next meeting when she hopes to have more information.

Landscaping RFP

HPM requested the board decide on whether to send the landscaping request for proposal out to bid by August 2021 for the HOA's 2022 landscaping contract.

Exterior Lighting Project

All the exterior lights have been ordered. The first shipment will include 100 light fixtures, and the remainder of the lights are estimated to arrive in 4-6 months. The first phase of installing lights will be funded by the reserve account, and the second phase of installing lights will be budgeted for in 2022. The cost for the chalet lights will be \$255.68 per unit (2 fixtures) and for the condos \$127.84 per unit (1 fixture).

Property Management Report

Paving Project

Mike has been communicating with Big Sky Asphalt to schedule the remainder of the paving work and does not have an exact date to share at present.

Irrigation System

HPM continues to facilitate repairs to the irrigation system. Doug with Gallatin Waterworks is working with HPM on cost estimates for repairing and replacing certain sections of the irrigation system in the coming spring seasons. It will be a combination of eliminating sections and adding others.

Street Signs

Mike continues to communicate with Beartooth Signs regarding new street signs and stop signs for the campus. He will share estimates with the board as soon as possible.

On a separate note, Carol pointed out that there are many windows throughout the complex with damaged screens. Per the rules and regulations, these owners should be notified and fined as needed. HPM will put together a plan for communicating with the units that have screens in need of repair or replacement.

Compactor Service Agreement

Firelight Meadows currently has a contact with Solid Waste Solutions (SWS) located in Idaho. Since working with a local company, Montana Waste and Recycling, in conjunction with Republic Services for the compactor's repair and servicing needs, the board would like to discontinue services with SWS as soon as possible.

Adjourn

The meeting adjourned at 7:09 pm.