

Firelight Board Meeting
Tue, Aug 10, 2021 6:00 PM - 7:00 PM (MDT)

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Date: Tuesday, Aug 10, 2021	Time: 6:00 p.m. Mountain Time	Location: Go to Meeting (Virtual meeting)
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Agenda		Presenter	Action
Call to Order		Karla	-
6:00	• Member Forum (new items for next agenda)		-
6:05	• Minutes of July Board Meeting	Karla	Approve
	• Schedule next Board Meeting – October	All	-
New Business			
6:05	• Annual Meeting Agenda Items	All	Discuss
Old Business			
6:10	• Landscaping RFP 2022	Carol	Discuss
6:15	• HVAC System Research Update	Julie	Discuss
6:25	• Exterior Lighting Project – chalet unit numbers	Carol/HPM	Discuss
Reports			
6:30	• Financials	Carol	Review
6:40	• Property Management Report	HPM – Dan/Mike	Review
6:50	• Rule & Parking Enforcement Reports	HPM – Derek	Review
6:50	• Owner Communication	HPM – Seanna/Katie	Review
Adjourn		Karla	-

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.



Firelight Meadows HOA

Managers' Report – August 10th, 2021

- Chalets
 - Reattached fallen heat tape
 - Continued with cleanup throughout campus
 - Facilitated irrigation system repair with Gallatin Water Works
 - Adjusted irrigation clocks accordingly for dry areas
 - Replaced and repair broken sprinkler heads throughout campus
 - Repaired mainline irrigation break behind unit 321
 - Continued resupplying dog waste stations
 - Repaired electrical line and filled in hole near flags
 - Double checked watering times on irrigation clocks
 - Coordinated gutter repair on unit 489
 - Reattach downspout on unit 148
 - Removed dead trees throughout campus
 - Coordinated campus weed pull
 - Communicated with adjacent unit owners regarding noxious weed concerns
 - HPM arranged noxious weed removal in drain field

- Condos
 - Adjusted irrigation clocks as needed
 - Continued with cleanup throughout campus
 - Installed key lock box for crawlspace access
 - Reattach fallen heat tape
 - Secured electrical boxes to posts in parking lot
 - Communicated with Manhattan plumbing for hose bib replacements
 - Ordered replacement air freshener canisters

- Compactor
 - Monitored owners for disposing of garbage improperly
 - Cleared trash out of the compactor area as needed

Firelight Rule Enforcement Report

Unit	Date of Infraction	Category	Action Taken	Warning	Fine	Notes
354 Firelight Drive	07/27/21 11:25 AM	Garbage	First Warning	TRUE		Reported 7/22/21
82 Candlelight Drive	07/21/21 8:02 AM	Parking	First Warning	TRUE		Several violations
140 Candlelight Drive	07/20/21 11:18 AM	Parking	First Warning	TRUE		Double parked
50 Firelight Drive D04	07/20/21 9:25 AM	Garbage	First Warning	TRUE		Carboard in compactor
330 Firelight Drive	07/20/21 9:23 AM	Garbage	First Warning	TRUE		Disposed of mattress at trash compactor-have til end of day to remove or \$100 fine.
297 Firelight Drive	07/02/21 10:29 AM	Parking		TRUE		trailer
120 Firelight Drive C10	07/01/21 3:43 PM	Charcoal Grill		TRUE		grill, fridge and wood kindling. belive it 2end offense
365 Firelight Drive	07/01/21 3:41 PM	Other		TRUE		workout equipment. bike in front yard, and kayak and sup
495 Firelight Drive	07/01/21 3:39 PM	Charcoal Grill		TRUE		charcoal grill
386 Candlelight Drive	07/01/21 3:38 PM	Garbage		TRUE		garbage all over back of condo

Firelight Parking Enforcement Report

Make	License Plate	Date	Time	Unit #	Location	Comments	Repeat?	Office Notes
Ford	Oklahoma jam604	08/03/21	8 am		Candlelight	NO PERMIT/ Fire-lane		
GMC	cub160	08/02/21	745 am	80	Neighboring driveway	Blocking Neighbor	TRUE	Please fine before towing.
Dodge	Nebraska 521c11	08/02/21	745 am		Firelight	NO PERMIT/ Fire-lane/ trailer		
Subaru	byc175	07/30/21	730 am	328	Candlelight	No Parking Area		Please fine before towing.
Subaru	California 6unp118	07/28/21	9 am		D-Building	NO PERMIT		
GMC	f3828	07/28/21	9 am		A-Building	NO PERMIT		
Subaru	Arkansas	07/28/21	9 am	A6	A-Building	Blocking Neighbor		A6 vehicle parked in A3 spot.
Ford	Minnesota aac865	07/28/21	9 am		B-Building	NO PERMIT		
Toyota	675584c	07/28/21	9 am		B-Building	NO PERMIT		
GMC	Oklahoma jvt479	07/27/21	715 am		Overflow Parking	NO PERMIT		
Buick	California clebm119	07/27/21	715 am		Overflow Parking	NO PERMIT		
Ford	93597127	07/27/21	715 am		Overflow Parking	NO PERMIT		
Toyota	3320290	07/27/21	715 am		Overflow Parking	NO PERMIT		
Toyota	Wyoming 55043	07/27/21	715 am		A-Building	NO PERMIT		
Chrysler	633189c	07/27/21	715 am		Overflow Parking	NO PERMIT		
Toyota	653258c	07/27/21	715 am		Overflow Parking	NO PERMIT		
Honda	cug028	07/26/21	715 am		Candlelight	NO PERMIT/ Fire-lane		
Volvo	Georgia qag8651	07/27/21	715 am		Firelight	NO PERMIT/ Fire-lane		
Toyota	cxx431	07/25/21	10 pm		Firelight	NO PERMIT/ Fire-lane		
Toyota	ddc403	07/25/21	10 pm		Firelight	NO PERMIT/ Fire-lane		
Subaru	Texas fyk5440	07/23/21	930 am		Overflow Parking	NO PERMIT		
Toyota	Idaho 1t38545	07/23/21	930 am	184	Neighboring driveway	NO PERMIT/ 2nd warning		
Jeep	btr330	07/23/21	930 am		Overflow Parking	NO PERMIT		
Toyota	164835a	07/23/21	930 am		A-Building	NO PERMIT		
Chevy	359299d	07/23/21	930 am		Overflow Parking	NO PERMIT		
Toyota	cxl238	07/23/21	930 am		Overflow Parking	NO PERMIT		
Mercedes	Georgia rx9519	07/23/21	930 am	503	Neighboring driveway	NO PERMIT		
Hyundai	251541d	07/23/21	930 am	455	Neighboring driveway	NO PERMIT		
Jeep	Washington bqjo967	07/23/21	930 am		Overflow Parking	NO PERMIT		
Volvo	George qag8651	07/23/21	930 am		A-Building	NO PERMIT		
Chevy	Texas b266530	07/23/21	930 am		Overflow Parking	NO PERMIT		
Chevy	240dac	07/23/21	930 am	389	Neighboring driveway	NO PERMIT		
Chevy	632225c	07/23/21	930 am	229	373	Blocking Neighbor		Parked in 373 spot
KIA	Pennsylvania lmr4252	07/23/21	930 am	329	Neighboring driveway	NO PERMIT		
Honda	64673c	07/23/21	9 am		Overflow Parking	NO PERMIT		
Subaru	ckw323	07/23/21	9 am		Overflow Parking	NO PERMIT		
Toyota	648200c	07/23/21	9 am		Overflow Parking	NO PERMIT		
Chevy	636120c	07/23/21	9 am		C-Building	NO PERMIT		
Ford	California 65365h2	07/23/21	9 am		A-Building	NO PERMIT		
Subaru	649457c	07/23/21	9 am		A-Building	NO PERMIT		
Subaru	655244c	07/23/21	9 am		A-Building	NO PERMIT		
Toyota	676544b	07/23/21	9 am	B16	b-11	Blocking Neighbor		Parked in b-11 spot
Dodge	cmm652	07/23/21	9 am		B-Building	NO PERMIT		
Toyota	653258c	07/23/21	9 am		B-Building	NO PERMIT		
Toyota	672879c	07/23/21	9 am	173	B-Building	Blocking Neighbor		Parked in b 10 spot
Chevy	Idaho 2f28773	07/22/21	715 am	425	Overflow Parking	No Parking Area		
Toyota	653258c	07/21/21	8 am		Overflow Parking	NO PERMIT		
Jeep	657089c	07/21/21	8 am			NO PERMIT		
Toyota	398284c	07/21/21	8 am		Overflow Parking	NO PERMIT		
Toyota	cuh217	07/21/21	8 am		Overflow Parking	NO PERMIT		
Nissan	driveit	07/21/21	8 am		Candlelight	NO PERMIT/ Fire-lane		
Jeep	ryb6108	07/20/21	5 pm		Candlelight	NO PERMIT/ NO PARKING AREA		
Toyota	cyv696	07/20/21	930 am		Candlelight	NO PERMIT		
Subaru	Utah w44gtv	07/20/21	930 am		Candlelight	NO PERMIT		
Toyota	164835a	07/20/21	930 am		Candlelight	NO PERMIT		
Volkswagen	new York djw2917	07/20/21	930 am		Candlelight	NO PERMIT		
Toyota	632574c	07/20/21	915 am		Candlelight	NO PERMIT		
Buick	California 4ebm119	07/20/21	915 am		Candlelight	NO PERMIT		
Subaru	dbv315	07/20/21	9 am		Candlelight	NO PERMIT		
Chevy	136175c	07/20/21	9 am		Firelight	NO PERMIT		
Ford	dax864	07/20/21	845 am		Overflow Parking	NO PERMIT		
Toyota	South Dakota 2h2602	07/20/21	845 am		Overflow Parking	NO PERMIT		
Toyota	cuh217	07/20/21	845 am		Overflow Parking	NO PERMIT		
Subaru	Vermont hlg508	07/20/21	845 am		Overflow Parking	NO PERMIT		
Dodge	aaky9979	07/20/21	830 am		C-Building	NO PERMIT		
Jeep	650591c	07/20/21	830 am		D-Building	NO PERMIT		

Ford	cpb431	07/20/21	830 am	D-Building	NO PERMIT
Dodge	660894b	07/20/21	830 am	D-Building	NO PERMIT
mini coop	617506c	07/20/21	830 am	D-Building	NO PERMIT
Dodge	dez466	07/20/21	830 am	D-Building	NO PERMIT
Chevy	2502331c	07/20/21	830 am	D-Building	NO PERMIT
Subaru	fbt581	07/20/21	8 am	A-Building	NO PERMIT
Chevy	can't read temp plate	07/20/21	8 am	A-Building	NO PERMIT
Subaru	649457c	07/20/21	8 am	A-Building	NO PERMIT/ 2nd warning
Volkswagen	682283a	07/20/21	8 am	A-Building	NO PERMIT
Ford	Missouri nf2x8a	07/20/21	8 am	A-Building	NO PERMIT
Volkswagen	Utah v61oyf	07/20/21	8 am	B-Building	NO PERMIT
Jeep	Washington bqh0967	07/20/21	8 am	B-Building	NO PERMIT
Honda	dez537	07/20/21	8 am	B-Building	NO PERMIT
BMW	cxs883	07/21/21	8 am 62	Candlelight	No Parking Area
Chevy	bw5811	07/20/21	930 am 386	Neighboring driveway	NO PERMIT
Toyota	653258c	07/20/21	930 am 368	Neighboring driveway	NO PERMIT
Toyota	668827c	07/20/21	930 am 156	Neighboring driveway	parked in spot 351
KIA	Idaho flo1702	07/20/21	915 am 251	Neighboring driveway	NO PERMIT
Chevy	638623c	07/20/21	915 am 199	Neighboring driveway	NO PERMIT
Toyota	Idaho it38544	07/20/21	915 am 184	Neighboring driveway	NO PERMIT
Toyota	Virginia ule5311	07/20/21	915 am 162	Neighboring driveway	NO PERMIT
Volkswagen	Pennsylvania lhp0076	07/20/21	915 am 124	Neighboring driveway	NO PERMIT
Ford	can't read temps	07/20/21	915 am 140	Neighboring driveway	NO PERMIT
Subaru	675471c	07/20/21	9 am 58	Neighboring driveway	NO PERMIT
Mitsubishi	617594c	07/20/21	9 am 495	Neighboring driveway	NO PERMIT
Toyota	Connecticut 00mzss	07/20/21	845 am 434	Neighboring driveway	NO PERMIT
Toyota	Georgia 992atz	07/20/21	845 am 417	Neighboring driveway	NO PERMIT
Ford	cze096	07/20/21	9 am 465	Neighboring driveway	NO PERMIT
GMC	bsc1	07/20/21	845 am 414	Neighboring driveway	NO PERMIT
Chrysler	cdy613	07/20/21	845 am 387	73	parked in 73 spot
Honda	646734c	07/20/21	845 am 338	Neighboring driveway	NO PERMIT
Subaru	250925d	07/20/21	845 am 288	Neighboring driveway	NO PERMIT
Ford	South Dakota 2aa469	07/20/21	830 am C12	C-Building	no dates on short term pass
Ford	631490c	07/20/21	830 am C6	C-Building	parked on grass
Audi	cdn266	07/20/21	830 am A3	spot d16	parked in spot d16
Hyundai	Florida 6644tf	07/20/21	8 am A6	a-16	parked in a16 spot
GMC	crd482	07/20/21	8 am A6	a-3	parked in a3 spot
			845 am 115	Overflow Parking	

Firelight Owner Communication

Aug 10, 2021

From: Beau

Sent: Thursday, July 22, 2021 2:05 PM

Subject: Parking

Hey Seanna, I get it. I've worked as a PM before. My concern is that this rule for guest passes and its fine assessment scale doesn't fit short term rentals. It may be time to look at when it was adopted and whether it's time to change as our needs change.

I definitely share the rules with my renters and step-up dating efforts. But I hate passing on a \$100 to \$500 parking fine when they are here for 4 days with one out-of-state-plate rental car, in a visitor spot with a visible pass, but missing the dates. Seems like we're getting caught up in a dragnet for real offenders, like those who poach our lot for Rodeo and ski weekends when free-skier is full: That is trespassing; my guests - by definition - are not. I also bet few short-term condo units ever have more than one to two cars out front. So, I can see where a better system might take into account these differences.

Thanks, Beau

From: Scott

Sent: Wednesday, July 28, 2021 12:15 PM

Subject: Hot Air Balloon Landings

Dear Firelight Board of Directors,

You may or may not be aware that over the last 5 weeks, on three separate occasions, The Hot Air Balloon(s) (Endeavor Balloon Company?) has landed on Firelight Meadow Property. The date of the landings was June 11, July 7 and most recently July 18. The landings take place in the early morning hours between 7:00-8:00 AM. Please see the attached photos. This very disruptive activity is especially concerning to several residents of the South Fork Community, and likely some of your own residents.

The balloon(s) fly at very low altitude over our neighborhood as it approaches the landing site, encroaching on everyone's privacy as the basket is filled with tourists, who have a view inside our homes, and over our backyards and hot tubs. The noise generated by the balloon's burner is deafening and comparable to a jet engine, and the navigational unpredictability of the balloon raises a safety issue for everyone.

The landing itself can be jarring and abrupt. The occupants then negotiate exiting the tall, sided basket and celebrate with champagne. The recovery crew of about four employees traverse your property and load the basket and balloon into a trailer. All these activities together present a great liability to the property owner.

These activities negatively affect the residents of all neighboring homes and the peacefulness and privacy we all seek.

If the Association has given permission for these activities to take place on Firelight property, we respectfully request that you reconsider allowing the Balloon Operator to land on your property, and if you have not, we would hope you would reach out to the Balloon Company and express your opposition.

Please let us know if our Association can assist in this matter. Thank you for your consideration.

On behalf of the South Fork Association and Former FLM Board Member,

Scott