

Firelight Board Meeting
Tuesday, May 25, 2021 at 6:00 PM

Meeting Minutes

Call to order

Karla called the meeting to order at 6:05 pm.

Attendance

Board member in attendance included Karla Y., Carol P., Matt W., Hannah D., Jim D. and Julie B. Owners present included Tom M., and Dave S. Mike Palmer, Katie Coleman and Seanna Farrow of Hammond Property Management (HPM) were also present.

Approval of Minutes

Jim made one correction, and Matt communicated edits to the HLH rate case section with Seanna. Carol motioned to approve the meeting minutes with edits. Julie seconded the motion, and all were in favor.

Member Forum (Items for next meeting)

- Vote to finalize the Match Dollars Landscaping Program
- Update from Julie on HVAC system research
- Update from Carol on exterior lighting fixtures

The board will set up a separate meeting with Matt Huggins and HLH to discuss the water and sewer.

Next Board Meeting

The next board meeting was scheduled for Tuesday, June 22, 2021, at 6:00 pm, MT. The HPM office will be open at 5:30 for those that would like to attend in person, and call-in information will be provided.

RV Parking Space

The RV parking application states that the board has the right to revoke parking privileges from owners that are 60+ days in arrears. Carol motioned to revoke the parking privileges from one owner that is currently not in good standing. Karla seconded the motion and all were in favor. HPM will formally contact the owner regarding this decision and assist with removal of the RV stored in the space if necessary.

Cold-Roof Discussion

Carol continues to gather information from contractors regarding the potential cold-roof construction project. The topic will be added to the annual meeting agenda where more information can be presented to the ownership for consideration, including pricing and contractor possibilities.

Apex Paving

Mike is currently working with Apex on addressing the areas of the complex that still need to be paved. After a walk-around of the areas, Mike and Karla determined some areas that need updated dimensions. Mike will work with Apex to adjust the proposal and pricing and share with the board for further discussion and approval.

Landscaping Contract

The board met offline and discussed hiring HPM for one month while they considered other possibilities. Jim motioned to approve the board's offline discussion regarding landscaping and Karla seconded. All were in favor. At the meeting, however, Carol formally motioned to hire HPM for landscaping 2021 under the negotiated contract. Julie seconded the motion, and all were in favor.

Landscaping Match-Dollars Program

The group agreed with Karla's proposal to introduce a landscaping match-dollars program that would incentivize owners

to contribute to the campus landscaping. Karla and Hannah, and any board member interested, will discuss further and present more information for voting on at the June board meeting. The board will schedule a walk-around before then.

Campus Signage

There are several signs throughout Firelight that need repair or replacement. HPM will repair signs to the best of their ability where possible and put together a plan for the signs that require replacement.

HLH Rate Case Update

Matt shared that HLH has withdrawn their request for a rate increase. The board is in the position to consider purchasing their water rights and forming their own district. Matt will arrange a date and time for the board to meet with Matt Huggins and Kevin Lustaneu to address questions.

HVAC System Inquires

A chalet owner requested board approval for the installation of an AC unit. At this time the majority of the board denied the request until the topic can be investigated further, which has been communicated to the owner. Julie volunteered to share her own research on the topic at the next board meeting.

Window Replacement Application + Process

There are many owners interested in and anxious to move forward with window replacements in their units. Window replacements affect exterior common elements; Mike drafted an application for the board to consider that would streamline the process and ensure owners follow the appropriate guidelines for installations that are in compliance. Karla motioned to approve the application and asked HPM to follow the first owner through the process; Matt seconded the motion. All were in favor.

Financial Reports

There are very few past due accounts, and the budget is operating on schedule. Reimbursements for heat tape electric usage are being initiated. Carol has set up a petty-cash checking account with 3 debit cards available for minimal HOA expenses, and reoccurring payments for smaller items.

Other Business

It was communicated that Alanah Griffith will no longer be the legal representative for Firelight Meadows. HPM will provide the group with recommendations.

Managers Report

Mike revisited the West Fork Utilities water meter on campus that is set up to be metered through domestic water supply from the maintenance building. This is currently being metered separate from anything else and billed to the HOA. This specific water line feeds irrigation only with 3 zones. The HOA will be billed by West Fork in the future.

3-Rivers is schedule to do a campus walkthrough and address restoration of damaged landscaping areas.

Track Utilities is covering the cost of repair to damaged portions of the irrigation system. The costs will be handled directly through HPM and Gallatin Water Works (GWW). GWW has thorough notes of the repairs they are responsible for. The irrigation system is currently up and running better than previously. Mike is working with GWW on how to configure the irrigation system differently to be more efficient in the future.

Routine spring maintenance items are underway, as well as extensive campus clean up.

Adjourn

Hannah motioned to adjourn the meeting at 8:00 pm, and Matt seconded.

Carol Powell

DocuSigned by:

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Treasurer