

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

Meeting Minutes

Attendance

Board members in attendance included Karla Y., Julie B., Hannah D., Carol P., and Jim D. Owners present included Steve M., and Dave S. Also present were Scott Hammond, Mike Palmer, Dan Lukas, Derek Weinrich, Katie Coleman and Seanna Farrow of Hammond Property Management (HPM).

Call to Order

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

Approval of Meeting Minutes

There was a correction made to the name of the trash service provider. Carol motioned to approve the meeting minutes as otherwise presented. Hannah seconded the motion, and all were in favor. The minutes were approved as modified.

Next Meeting Date

The next board meeting was scheduled for Tuesday, October 26 at 6:00 PM.

Member Forum

There were no specific items to add to the October meeting agenda at this time. The board and HPM plan to communicate 'offline' regarding invasive species before the October meeting.

Old Business

Landscaping RFP

Carol met with Mike Palmer to discuss the proposed 4% landscaping management increase and budget. Carol would like to see costs related to the irrigation system budgeted for separate from landscaping in the 2022 budget. Carol asked if it was possible for HPM to send out the landscaping RFP again, this time excluding irrigation. Scott said yes, two separate RFPs can be sent: one for landscaping, and another for irrigation. HPM continues to work with Doug of Gallatin Waterworks (GWW) on creating a replacement and repair plan for the irrigation system. They will continue to plan throughout the fall and hope to implement the first phase of the plan spring 2022. Karla commented that moving the sprinkler heads 5-10 feet from the asphalt is just one example of some measures of efficiency that can be taken.

HVAC System

Julie concluded that there are different ways of venting an AC system from inside the unit that are efficient and do not require exterior modification. These options should be recommended and encouraged to owners inquiring about AC systems.

Exterior Lighting Project

Carol has ordered the exterior light fixtures and has an electrician scheduled to do the work. She would like HPM to help with incorporating unit numbers under the new lights. HPM will present the board with options for new unit numbers and a plan for patching the holes underneath the existing ones.

Financials

There are currently 3 delinquent accounts having liens placed on them.

Property Management Report

Mike is working with Beartooth Signs on proofs for synthetic wood signs and hopes to have something to share with the board before fall. It was noted that the crosswalk sign on campus is broken. HPM will communicate with the Big Sky Community Organization to let them know.

The organized weed-pull was a success. Katie is happy to continue communicating with the owners and organizing weed-pull events. A suggestion was made to add signs on campus by the sections being addressed to help with awareness, and to incorporate photos into email communication so residents know what the noxious weeds are. The next weed pull was scheduled for Tue, 8/18. Weeds can be placed into the compactor if they are bagged.

Karla has communicated with Skyline about the bus station windows in need of cleaning. Skyline noted that smoking contributes to the dirty windows, and Karla asked HPM to order 'No Smoking' signs to be placed in this area. Additionally, 'No Smoking' signs should be placed in the tall-grass areas and signs on the condo buildings education owners on wildfires and fire restrictions. This information should also be emailed to property managers.

Carol asked HPM to follow up on the progress of addressing damaged screens on campus, including number of units with damaged screens, and plans to communicate with owners. Carol also asked Seanna to follow up with her on rule violations and any fines that were not assessed appropriately.

Adjourn

Carol motioned to adjourn the meeting at 7:03 pm. Julie seconded the motion and the board went into executive session.