

Firelight Board Meeting

Tuesday, January 11, 2022 6:00 PM

Meeting Minutes

Attendance

Board members in attendance included, Karla Y., Carol P., Hannah D., Julie B., Matt W. and Tom M. Owners present included Michael L., Mary S., Greg H., Steven M., Sarah R., Dave S., Scott H., Bruce N., and Edward H. Others present included Katie C., Kati H., Dan L., Scott H., and Mike P. of Hammond Property Management.

Call to Order

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

Member Forum (New items for next meeting)

Julie mentioned there were cars speeding through campus despite speed limit signs. The board discussed how the local Police don't have the staff to monitor each campus, but it was suggested to find the parking pass linked to the repeat offenders. Scott, from Hammond, suggested posting a "Please be respectful to the speed limits" on their front door once the offenders are identified.

Minutes of November Board Meeting

Carol motioned to approve the minutes of the November 16th board meeting; Julie B. seconded. All were in favor and the minutes were approved as presented.

Next Board Meeting

The next meeting was scheduled for Tues, February 8th, 2022 at 6:00 pm.

NEW BUSINESS

Rental Impact Fees

A discussion was held regarding the possibility of passing on to applicable owners any increased fees associated with rentals. Although some BOD members were in favor, Margot Ogburn, legal counsel for the HOA, stated this was not an option at the time as the governing documents were written. However, Ogburn stated this topic was being addressed in the rewrite of the governing documents. Scott Hammond suggested surveying the owners regarding the issue in order to determine if this issue would pass or was worth putting more effort towards. Karla volunteered to come up with some questions for the survey.

Landscaping plan for 2022

Karla stated Doug Starz of Mountain Scapes, who did the FLM tree addition, requires a deposit of \$8,000 to purchase the trees as well as solidify that FLM is on his calendar for the 2022 season. Starz estimated 20 trees at just under \$20,000. The board will decide where these trees are to be distributed across campus. Carol confirmed FLM has money to fund this project. Carol made motion to approve the project, seconded by Matt. The motion passed.

Shrub/tree Cost Share Program

A discussion was held regarding an additional option of cost sharing on landscaping for smaller items such as bushes, shrubs, etc. that owners could plant themselves.

Carol motioned to approve the Shrub/Tree Cost Share Project for 2022; Matt seconded. The motion carried with no objections.

Updated Dues Payment Process

Doug Shanley gave FLM owners the option to pay quarterly dues in full by checking a box on the quarterly statement. Carol proposed a monthly ACH draft option, instead of paying quarterly. Owners would pay a fixed monthly fee. Carol proposed to offer owners to opt into a monthly draft system to help with money management.

OLD BUSINESS

Short-term Rental Parking Passes-Cost

The group discussed the ongoing issue of short-term rental parking and the amount of passes being printed by HPM, considering charging for these passes. Legal stated that the governing documents as written did not allow for this. The topic could also be addressed in the rewrite.

Window Screen Replacement Procedure

Karla suggested asking some of the owners with damaged and unsightly window screens to remove the screens during winter and/or until they had the resources to replace. Doing so would help to avoid fines to their account. The BOD realizes this is a difficult project to manage and conduct during winter and anticipates completion by late spring 2022.

Dryer Vent Cleaning Schedule

Coleman stated condos won't be done until spring 2022 due to the safety concerns with snow on roofs. Notice will be sent to owners and property management companies regarding unit access for this project. Buffalo restoration was still on board and prepared to begin on the 17th.

Fire Suppression Update

Palmer updated the group that IT&M conducted fire suppression systems inspections this year. They are a new contractor to FLM that HPM has worked with for many years. Inspections went smoothly with no major concerns and they will be the preferred contractor moving forward.

Roof Project Plan for 2022

Carol asked to keep this on the agenda and continue the discussion in an attempt to make a decision to present to the membership at the annual meeting. A discussion was held regarding how the cost would be divided among the owners. It was determined that legal would investigate to confirm.

REPORTS

Financial Report Y/E 2021

Carol stated the HOA was in a healthy position with nearly 2 million in liquid assets. For the end of year, expenses were up but offset due to areas that were underbudget, with total expenses being under budget by \$19,883. There was income from membership dues when units sell, parking and fine income of \$42,553.

Declaration/By-Law Re-Write Update

Carol stated Ogburn will have a rough draft of the rewrite for the board to review and discuss by the February meeting. The goal being to have a draft to present to owners by April for review prior to voting at 2022 Annual Meeting.

HLH Update

Matt stated HLH was going through the engineering process to determine what sort of upgrades would be done on the system

Property Management Report

The management report was included in the meeting packet. Dan reported he added all numbering for exterior electric outlet posts at condos. There are 4 missed handicap signs that will be installed as soon as available. Ice raking on buildings had started, and the roof shoveling contractor will be removing snow and ice as needed. Dan replaced flag and flag light.

Rule & Parking Enforcement Reports

Derek stated that residents had been moving vehicles well for snow removal.

Exterior Lighting Project

Carol reported the project should begin within the next few weeks. The entry lights at the chalets will be the first phase to be conducted with the back patios and condo patios/decks to be done when snow melts.

Other New Business for February Meeting

Condo carpet replacement, condo deck staining and asphalt pitting from drips, HPM to inspect privacy fences in need of repair. HPM requested Landscape RFP to be on the February agenda.

Owner Communications

Karla confirmed with Coleman no owner communication.

Adjourn

The meeting adjourned at 7:32pm.