

Firelight Board Meeting
Tuesday, March 15th, 2022 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included, Karla Y., Matt W., Carol P., Tom M., Julie B. Owners present included, Eric L., Julie P., Toya M., Steve M., Sarah R., and Cynthia H. Others present included Katie C., Kati H., Dan L., Derek W., Scott H., and Mike P. of Hammond Property Management.

CALL TO ORDER

Karla called the meeting to order at 6:03pm.

Minutes of February Board Meeting

Carol motioned to approve the minutes of the February board meeting. Matt seconded. All were in favor and the minutes were approved as presented.

Schedule Next Board Meeting

The next meeting was scheduled for Tuesday, April 12th, 2022 at 6:00 pm.

NEW BUSINESS

Financial Update:

Carol P. presented the financial update stating \$899k was moved into four different cds with Edward Jones. FLM now has a 1 year cd with no prepayment penalty. Receivables were down because past dues are paying through.

Condo Carpet Replacement:

The BOD determined only entryways and stairwells and stairway landings on parking lot side need replaced. Karla is getting one more opinion from another carpet company. Carol said due to bid over what is in reserves, they will have to look at the end of the year as a special assessment or from another area for the condos. Karla mentioned carpet replacement isn't urgent and is interested in Anderson Enterprises for cleaning in meantime.

Condo Deck Staining:

HPM received two bids for condo deck staining as of meeting time. Mike P. stated per deck cost needs to be noted for budget reasons and suggested dividing the work into a yearly rotation. Carol P. will work with Doug Shanley on funding. Karla stated the upcoming renovations will increase in the budget.

Landscape RFP for 2022:

Karla stated the RFP will be put out for bid for the 2022 season.

OLD BUSINESS

Landscaping plan for 2022:

Karla stated that it is too early to determine locations for trees and will readdress at a later date.

Shrub/Tree Cost Share Program:

Preemptive to be working with cost share at beginning of project due to too many unknowns but should be able to utilize the program with owners towards the fall. Karla suggested reminding owners about the Shrub/tree Cost Share Program and get a general number to see how many are interested.

Chalet Numbers:

Mike P. requested chalet numbering to be an early summer project. Scott suggested black numbering. Julie and Tom volunteered to move forward with obtaining sample numbers for BOD review.

REPORTS**Declaration/By-Law Re-write Update:**

Carol P. sent info on declarations and bylaws rewrite to board and received little feedback. The board will review the declarations and bylaws rewrite on March 29th. If a member is unable to be present, they can provide personal review prior to meeting.

HLH Update:

There was no update at meeting time.

Property Management Report:

A new flag light was approved. Damaged boot brushes will be replaced. 489 Firelight Drive gutter replacement bid was approved prior to the meeting.

HPM presented an update on an online parking platform. Tom and Julie volunteered to look into the platform in more depth to determine its viability.

Mike will follow up with pricing for line striping on campus.

Karla suggested if we want to increase the price of the RV parking lot, we need to enhance the location aspects. Board will revisit the parking price increase in 2023.

Rule & Parking Enforcement Reports:

Hammond can legally suggest owners to replace their damaged windows/screens. Carol suggested a letter to owners of damaged or unsightly windows and screens, giving a deadline to have a plan of action for replacement. Hammond will create a list of units who need window and/or screens replaced.

Owner Communications:

Hammond sent out an e-mail reminding owners of fireplace ash disposal protocol.

Hammond will replace crawlspace smoke detector batteries in Spring when they turn off heat.

Adjourn

The meeting adjourned at 7:27pm.