

Firelight Board Meeting
Tuesday, April 12, 2022 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included, Karla Y., Matt W., Tom M., Julie B., Jim D., Hannah D. Owners present included, John C., Steve M., Mary S., Suzette H., Lucy and Bill L., Edward H. and Mark. Others present included Katie C., Julie B., Dan L., Derek W., and Mike P. of Hammond Property Management.

CALL TO ORDER

Karla called the meeting to order at 6:00 PM.

Minutes of February Board Meeting

Julie B motioned to approve the minutes of the March board meeting. Tom M. seconded. All were in favor and the minutes were approved as presented.

Schedule Next Board Meeting

The next meeting was scheduled for Tuesday, May 10th, 2022 at 6:00 PM.

NEW BUSINESS

Spring Clean Dumpsters:

Hammond will reach out to Republic to Schedule dumpsters the week of April 18th to coincide with the end of season move out.

HLH Update:

Matt Huggins discussed the need for upgrades to the wastewater treatment system serving the Firelight Meadows development, reviewing the options outlined in the packet email. Waiting for board decision.

Windows and Screen Replacement Project:

Hammond Property Managements initial review of campus determined a total of 277 failed windows. Individual Owner communication of window replacement will be sent out by the end of April. Owners will have the opportunity to replace their windows before Hammond facilitates the replacement process.

OLD BUSINESS

Shrub/Tree Cost Share Program:

No discussion, removed from Old Business.

Chalet Numbers:

Julie and Tom are waiting on number samples for vote. They will be meeting with local provider for cedar plank back drops. Obtaining sample numbers for BOD review.

Condo Carpet Replacement:

Karla is getting one more bid from another carpet company. Need more information to vote.

Condo Deck Staining:

HPM received three 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.

Landscape RFP for 2022:

HPM received four bids from contractors. Matt W. motioned to approve the Precision Landscape bid. Hannah D seconded. All were in favor of Precision Landscape for Summer 2022.

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

Carol P. will send a summary of the discussion of the previous meeting. Another meeting will be set after discussion with attorney.

Property Management Report:

Dan presented the manager's report, which was included in the meeting packet. New flags were ordered and installed. HPM will monitor flags for upcoming summer holidays.

Mike scheduled line striping on campus for July. An update was provided on Unit 330 crawl space moisture. Buffalo Restoration did an analysis of the unit and deemed to be the owner's responsibility. Karla agreed that HPM completed due diligence.

Rule & Parking Enforcement Reports:

The rule enforcement report was included in the packet. Carol will reschedule meeting with online parking platform to determine its viability.

Owner Communications:

Owner requested parking stickers instead of the hanging placards. This will be revisited after meeting with new online parking platform meeting.

Owner asked if gas fire pits are approved for patio usage. Board will discuss with insurance. Discussion tabled.

The hallway closets in the condos are not rentable.

New flags and lights were replaced.

The board approved a window replacement request submitted by owner.

Adjourn

The meeting adjourned at 7:53 PM.