



**THE ASSOCIATION OF UNIT OWNERS OF FIRELIGHT MEADOWS
CONDOMINIUMS, INC.**

BOARD OF DIRECTORS MEETING

FLM BOD Meeting
Tue, May 10, 2022 6:00 PM - 7:30 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

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You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 980-978-421

Date: Tuesday, May 10, 2022	Time: 6:00 p.m. Mountain Time	Location: HPM and Go to Meeting (Virtual meeting)
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Agenda		Presenter	Action
Call to Order		Karla	-
6:00	• Member Forum (new items for next agenda)		-
6:05	• Minutes of April Board Meeting	Karla	Approve
6:10	• Schedule Next Board Meeting	All	-
New Business			
6:15	• Financial Update	Carol	-
6:20	• Insurance Coverage Discussion	Ty Moline	-
Old Business			
6:40	• Chalet Numbers	Julie/Tom	Vote
6:45	• Condo Carpet Replacement	Karla	Discuss
6:50	• Condo Deck Staining Funding	Carol	Discuss
6:55	• Window/Screen Replacement Project	HPM	
7:05	• Parking App Discussion/ STR parking passes	Julie/Tom/Carol	
Reports			
7:15	• Declaration/By-Law Re-write Update	Karla/Carol	-
7:20	• Property Management Report	HPM – Dan/Mike	Review
7:25	• Rule & Parking Enforcement Reports	HPM – Derek	Review
7:30	• Owner Communications	HPM	Review
Adjourn	Karla		

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.

Firelight Meadows Owners Association

Balance Sheet

As of April 30, 2022

Accrual Basis

	<u>Apr 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
1st Security Operating 3557	165,161
1st Security Money Market 1164	38,051
1st Security Petty Cash 3007	4,625
	<hr/>
Total Operating Bank Accounts	207,836
Reserve Bank Accounts	
American Bank 2739	147,244
Edward D Jones	1,759,737
	<hr/>
Total Reserve Bank Accounts	1,906,982
Total Checking/Savings	2,114,818
Accounts Receivable	
Accounts Receivable	95,464
	<hr/>
Total Accounts Receivable	95,464
Other Current Assets	
Prepaid Legal	1,000
	<hr/>
Total Other Current Assets	1,000
Total Current Assets	2,211,282
	<hr/>
TOTAL ASSETS	2,211,282
	<hr/> <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,830
	<hr/>
Total Accounts Payable	3,830
Other Current Liabilities	
Landscape Upgrades Payable	67,000
	<hr/>
Total Other Current Liabilities	67,000
Total Current Liabilities	70,830
	<hr/>

**Firelight Meadows Owners Association
Balance Sheet**

Accrual Basis

As of April 30, 2022

	<u>Apr 30, 22</u>
Total Liabilities	70,830
Equity	
Reserve Fund Balance	
Reserve CondoCarpet Replace...	15,000
Reserve Fund Balance - Other	<u>1,888,827</u>
Total Reserve Fund Balance	1,903,827
Retained Earnings	18,160
Net Income	<u>218,464</u>
Total Equity	<u>2,140,451</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,211,282</u></u>



Firelight BOD Meeting 5.10.22

Managers' Report

FLM Campus

- Refill dog waste stations
- Continue to work with Signs by Designs for updated signage
- Continue replacement of streetlights throughout campus
- Removed delineators
- Continue to investigate parking enforcement online platform
- Conducted weekly campus cleanup
- Developed window/screen condition tracking for communication on replacement/repairs
- Monitored spring clean dumpster
- Initiated landscaping contract with Precision Lawn – need signatures

Condos

- Deck staining bids- **seeking approval**
- Inspected hallway of building B after owner cleaning complaint
- Inspected roof of B building after report of leaking
- Installed signs to keep doors closed for wildlife
- Checked emergency light batteries

Chalets

- Attempted to adjust sump pump in crawlspace of 330
- Scheduled YSS for new estimate regarding crawlspace of 330
- Working with owners to paint front door and garage door- weather permitting
- Coordinated chimney cleans

Compactor

- Adjust hopper door to facilitate proper operation
- Removed trash from compactor enclosure area- ongoing
- Removed snow from compactor enclosure when possible
- Applied Firelight Logo over rusted area

Firelight Rule Enforcement						
Unit	Date of Infraction	Category	Action Taken	Warning Issued	Fine Issued	Notes
120 Firelight Drive C08	05/09/22 7:42 AM	Deck Storage	First Warning	TRUE		deck motorcycle parking
85 Aurora Lights Drive A15	05/05/22 1:53 PM	Other	First Warning	TRUE		wood fireplace
50 Firelight Drive D05	05/02/22 1:30 PM	Garbage	First Warning	TRUE		rug in hallway
85 Aurora Lights Drive A05	05/02/22 1:15 PM	Garbage	First Warning	TRUE		bench in hallway
85 Aurora Lights Drive A04	05/02/22 1:13 PM	Garbage	First Warning	TRUE		bed frame in hallway
Firelight Parking Enforcement						
Make of Vehicle	License Plate	Date	Time	Unit/Tag Number	Location	Comments
Ford	Florida 53jgy	04/18/22	4 am		A-Building	bloding neighbor
Jeep	638312c	04/14/22	9 am		D-Building	No permit; vehicle towed
Chevy	ab lion	04/15/22		725 406 Firelight Drive	Firelight	Snow removal
Ford	649620c	04/15/22		725 495 Firelight Drive	Firelight	Snow removal
Mitsubishi	Alberta cb37717	04/15/22		725 120 Firelight Drive C10	C-Building	Snow removal
Ford	Florida 53jgu	04/15/22		8 85 Aurora Lights Drive A04		Abandoned Vehicle

Firelight Owner Communication May 2022

-----Original Message-----

From: Nina Little <nina.little07@gmail.com>
Sent: Friday, April 15, 2022 5:30 PM
To: Seanna Farrow <sfarrow@hpmmontana.com>
Subject: Solar

Hi Seanna,

I wanted to reach out again and check on the status of solar approval/availability.

We really would like to have the option to offset the high energy expenses somehow.

I work for SunPower and I know we offer community options that are not necessarily mounted on the roof but could be a set of large panels that are ground mounted and leveraged by the community as well and individual solutions. I don't work in sales but if this would be an option anyone is interested in I can gladly see what I can find out.

We would love to find out about any efforts taken to increase insulation or reduce energy costs as much as possible to make these units more energy efficient.

Thanks

Nina

On Apr 18, 2022, at 1:20 PM, Katie Coleman <kcoleman@hpmmontana.com> wrote:

Hello Nina,

We will forward on to the BOD for discussion/consideration. I apologize if Seanna did this in the past and we dropped the ball.

Best,

Katie

Hi Katie,

No worries at all. I did previously get an answer from Seanna and just reached back out to her as we are still interested and wanted to check if there has been a recent development.

I came across this item which may be a great solution as well if structures added to back patios would ever be an item the HOA would consider. This solution is entirely covered with panels and has proper flashing to secure the building installed as well.



Thanks

Nina

-----Original Message-----

From: Nina Little <nina.little07@gmail.com>
Sent: Tuesday, April 19, 2022 12:23 PM
To: Katie Coleman <kcoleman@hpmmontana.com>
Subject: Trampoline

Hi Katie,

Our girls received a trampoline for the yard.
Do you know if there is any way this is allowed if moved for mowing as needed? It wouldn't be permanent and could be moved into our patio for mowing.

Thanks

Nina

Nina,

Please note that the BOD has responded to both requests.

They have advised that they will not approve solar at this point. It has come up a few times and they have concerns with the aging roofs and uniformity. Do not give up though. It seems that you have the resources to create some great options and uniformity on campus.

They have also not approved the trampoline due to liability reasons and the lawn being general common element, mowing, etc. It was a resounding no.

Thank you for your patience while I was able to get responses.

Most sincerely,

Katie

From: Shaun McManus <smcmanus.inc@gmail.com>
Sent: Wednesday, May 4, 2022 8:20 AM
To: Katie Coleman <kcoleman@hpmmontana.com>
Subject: Patio Sauna

Katie,

I'm thinking of switching from a hot tub to a patio sauna due to maintenance requirements, do you know if that would be allowed?

--

Shaun McManus

208-670-2736

Howdy Shaun,

I am not sure we have had this inquiry to date. Do you have a photo of what you are proposing?
I will reach out to the BOD for direction.

Best,

Katie
