

Firelight Board Meeting
Tuesday, May 10, 2022 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included, Karla Y., Carol P., Tom M., Julie B., Jim D., and Hannah D. Owners present included, John C., and Steve M. Others present included Julie B., Dan L., Derek W., and Mike P. of Hammond Property Management.

CALL TO ORDER

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

Minutes of February Board Meeting

Hannah D. motioned to approve the minutes of the April board meeting. Julie B. seconded. All were in favor and the minutes were approved as presented.

Schedule Next Board Meeting

The next meeting was scheduled for Tuesday, June 14, 2022 at 6:00 PM.

NEW BUSINESS

Financial Update:

Carol P. presented the financial update. Currently under budget. Financials in good standing.

Insurance Update:

Ty Moline of Agency Insurance discussed concerns of being under insured. Discussed Betterment policy to supplement owner's policy with the increase of property values. HOA policy can be renewed anytime, Carol P. will review the budget for increase. Ty will send quote for the increase. The Board voted to increase the Board Liability Policy, all in favor to increase.

OLD BUSINESS

Chalet Numbers:

Carol P. made purchase to sample numbers. Julie and Tom will look at project cost. Hammond will review labor cost of installing numbers.

Condo Carpet Replacement:

Karla is still waiting on second bid. The first bid does not fit in the budget. Project will not be completed in 2022. Review cleaning bid from Anderson. Karla will follow up with Big Sky Cleaning contract to see if carpet cleaning is included before reaching out to Anderson.

Condo Deck Staining:

Moving forward with project from last meeting. Hammond will determine which decks need to be in first phase. While staining, contractors will determine if deck boards need to be replaced. Carol P. will work with Doug Shanley on funding.

Windows and Screen Replacement Project:

Hammond Property Management is in process of communicating to owners the identified windows. Will be sending frequently asked questions and the pricing sheet. Board will review disputed windows case by case.

Parking App

Carol suggested to start charging for temporary passes before the start of the Reliant App. Julie B. made motion to charge for temporary passes. Karla seconded.

Parking committee will review fees and billing. Julie B. and Tom will head the parking committee with input from Julie B. and Derek W. from Hammond.

The board will wait to enroll with the Reliant Parking App.

REPORTS**Property Management Report:**

Dan presented the manager's report, which was included in the meeting packet. Annual Chimney Inspections are completed.

The signs are still in progress. Signs By Design waiting for back ordered additive to complete.

Landscaping with Precision Lawn Care will schedule a walk around with Karla. Karla will send signed contract to Carol for accounting.

An update was provided on Unit 330 crawl space moisture. Buffalo Restoration and Day Spring evaluated unit. The board will reevaluate in June after wet season.

Rule & Parking Enforcement Reports:

The rule enforcement report was included in the packet. Derek reported the off season is pretty quiet and will be reviewing patio items for the spring.

Owner Communications:

The board decided no solar until roof project. No trampolines due to liability reasons. An owner requested to have a Patio Sauna. The board would like more information and pictures of proposed sauna.

Water and Septic Discussion:

HLH reached out to schedule meeting. Jim D. proposed to fund a consultant to help facilitate moving forward. The consultant has worked with creating new districts. Jim made a motion to hire consultant up to \$10,000 to facilitate the process to move forward. Carol seconded. All board members were in favor.

Declaration Update:

No update at this time.

Adjourn

The meeting adjourned at 8:00 PM.