



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

BOARD OF DIRECTORS MEETING

FLM BOD Meeting
Tue, June 14, 2022 6:00 PM - 7:30 PM (MDT)

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

<https://meet.goto.com/270904101>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 270-904-101

Date: Tuesday, June 14, 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 May Board Meeting	Karla	Approve
6:10	• Schedule Next Board Meeting	All	-
New Business			
6:15	• Water Sewer District Options	Nathan Bilyeu	-
6:30	• Financial Update	Carol	-
6:35	• Skyline Bus Route	All	Discuss
6:40	• Pets/Rules Compliance Violations	Karla	Discuss
Old Business			
6:45	• Chalet Numbers	Julie/Tom/HPM	Discuss
6:50	• Condo Deck Staining List	HPM	Discuss
6:55	• Window/Screen Replacement Project	HPM	Discuss
7:00	• Parking Committee	Julie/ Tom	Discuss
Reports			
7:10	• Declaration/By-Law Re-write Update	Karla/Carol	-
7:15	• Property Management Report	HPM – Dan/Mike	Review
7:20	• Rule & Parking Enforcement Reports	HPM – Derek	Review
7:25	• Owner Communications	HPM	Review
Adjourn	Karla		

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.

Firelight Meadows Owners Association

Balance Sheet

As of May 31, 2022

Accrual Basis

	<u>May 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
1st Security Operating 3557	197,209
1st Security Money Market 1164	38,051
1st Security Petty Cash 3007	4,625
	<hr/>
Total Operating Bank Accounts	239,885
Reserve Bank Accounts	
American Bank 2739	147,244
Edward D Jones	1,761,422
	<hr/>
Total Reserve Bank Accounts	1,908,666
	<hr/>
Total Checking/Savings	2,148,551
Accounts Receivable	
Accounts Receivable	27,269
	<hr/>
Total Accounts Receivable	27,269
Other Current Assets	
Prepaid Legal	1,000
	<hr/>
Total Other Current Assets	1,000
	<hr/>
Total Current Assets	2,176,820
	<hr/>
TOTAL ASSETS	<u>2,176,820</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	12,332
	<hr/>
Total Accounts Payable	12,332
Other Current Liabilities	
Landscape Upgrades Payable	67,000
	<hr/>
Total Other Current Liabilities	67,000
	<hr/>
Total Current Liabilities	79,332
	<hr/>

**Firelight Meadows Owners Association
Balance Sheet**

Accrual Basis

As of May 31, 2022

	<u>May 31, 22</u>
Total Liabilities	79,332
Equity	
Reserve Fund Balance	
Reserve CondoCarpet Replacement	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>175,500</u>
Total Equity	<u>2,097,488</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,176,820</u></u>

**Firelight Meadows Owners Association
Profit & Loss Budget vs. Actual**

Accrual Basis

January through May 2022

	Jan - May 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	301,648	301,648	0
Condo - Quarterly Assessment	198,560	198,560	0
Total Quarterly Assessment Income	500,208	500,208	0
Finance and Late Fee Charges	1,878	0	1,878
Membership Dues	600		
Parking Income	6,300	0	6,300
BAD DEBT INCOME	0	0	0
Fine Income for Violations	400	0	400
Total Income	509,386	500,208	9,178
Gross Profit	509,386	500,208	9,178
Expense			
General Common Expenses			
Insurance	67,158	56,667	10,491
Landscape and Sprinkler			
Landscape Management	0	0	0
Irrigation Maintenance	0	0	0
Landscape and Sprinkler - Other	0	0	0
Total Landscape and Sprinkler	0	0	0
Landscape Upgrades	8,000	8,000	0
Trash Removal			
Maintenance	0	0	0
Trash Removal - Other	16,717	19,375	(2,658)
Total Trash Removal	16,717	19,375	(2,658)
General Maintenance & Repairs	22,354	20,833	1,520
Snow Removal	94,602	94,600	2
Roof Snow Removal	30,800	41,600	(10,800)
Management Company	47,238	48,940	(1,702)
Parking Rule Enforcement	20,641	21,385	(744)
Accounting	5,905	7,382	(1,476)
Legal	10,204	8,333	1,871
Legal Reimbursed by Owner	(951)	0	(951)
Office Expense	1,348	1,500	(152)
Postage & Delivery	120	169	(49)
Bad Debt	0	0	0
Meeting Expense	0	0	0

**Firelight Meadows Owners Association
Profit & Loss Budget vs. Actual**

Accrual Basis

January through May 2022

	Jan - May 22	Budget	\$ Over Budget
Total General Common Expenses	324,136	328,784	(4,648)
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	0	0	0
Maintenance & Repair Chalet	0	0	0
Total Limited Common Expense - Ch...	0	0	0
Limited Common Expense - Condo			
Carpet Replacement	0	0	0
Condo Utilities - Building	5,458	7,200	(1,742)
Reimbursement SnowMelt Electric	0	1,487	(1,487)
Telephone Condo Fire Alarm Syst	1,774	2,200	(426)
Condo - Cleaning and Rugs	5,600	7,150	(1,550)
Fire Alarm System Monitoring	916	925	(9)
Fire Extinguisher Inspection	0	0	0
Maintenance & Repair Condo Only	897	206	691
Total Limited Common Expense - Co...	14,645	19,168	(4,523)
Total Expense	338,780	347,952	(9,172)
Net Ordinary Income	170,606	152,256	18,350
Other Income/Expense			
Other Income			
Postage Income	50	0	50
Edward D Jones Interest Income	4,824	0	4,824
Savings Interest Income	20	0	20
Total Other Income	4,894	0	4,894
Other Expense			
Federal Income Tax on Interest	0	0	0
Water & Sewer Delinquent paid	0	0	0
Reserve Contribution	0	0	0
Total Other Expense	0	0	0
Net Other Income	4,894	0	4,894
Net Income	175,500	152,256	23,244



Firelight BOD Meeting 6.14.22

Managers' Report

FLM Campus

- Refill dog waste stations
- Continue to work with Signs by Designs for updated signage
- Continue replacement of streetlights throughout campus
- Conducted campus cleanup
- Ongoing window/screen condition communication on replacement/repairs
- Ordered parking stickers for enforcement
- Straighten parking bumpers
- Working on paving repairs

Condos

- Turned on hose bibs for all buildings
- Repaired siding of A building
- Completed dryer vent cleaning
- Scheduled YSS for entryway concrete assessment
- Replaced dryer vent cover at 132 Candlelight
- Repaired exterior outlet cover

Chalets

- Repaired and adjusted placement of heat tape where needed
- Met YSS for new estimate regarding crawlspace of 330
- Ordered new numbers and installed on 65 for trial run
- Provided access to Guy's Glass for window/screen repair at 327 Candlelight
- Inspected attic of 173 Candlelight for mold, no mold was detected

Compactor

- Removed trash from compactor enclosure area- ongoing
- Removed Firelight Logo over rusted area and prepped for painting
- Communicated with new contractor for trash compactor maintenance

Firelight Rule Enforcement

Unit	Date of Infraction	Category	Warning	Fine	Notes	Comments
124 Candlelight Drive	06/09/22 10:16 AM	Deck Storage	TRUE	TRUE	garbage on back deck	
120 Firelight Drive C06	06/09/22 10:05 AM	Deck Storage	TRUE		trash bags on deck	
120 Firelight Drive C13	06/09/22 10:04 AM	Charcoal Grill	TRUE			
50 Firelight Drive D01	06/09/22 9:55 AM	Deck Storage	TRUE		broken foam pice	does not belong to this unit
50 Firelight Drive D03	06/09/22 9:54 AM	Deck Storage	TRUE		trash bags and tote .	
50 Firelight Drive D05	06/09/22 9:53 AM	Deck Storage	TRUE	TRUE	two grills	
85 Aurora Lights Drive A06	06/09/22 9:50 AM	Deck Storage	TRUE	TRUE	firewood broken chair	
124 Candlelight Drive	06/08/22 2:36 PM	Other	TRUE		oil stains in driveway on to the road	
70 Candlelight Drive	06/08/22 2:32 PM	Other	TRUE		oil stains in driveway	
85 Aurora Lights Drive A03	06/07/22 9:33 AM	Other	TRUE		flat on van.	
138 Starlight Drive	06/02/22 2:09 PM	Deck Storage	TRUE		pallet and cement chunks	removing cement and clean up; tenants out of town
115 Starlight Drive	06/02/22 2:09 PM	Deck Storage	TRUE	TRUE	random wood pieces not a storage area. and kitchen table. want to check with board?	
259 Candlelight Drive	06/02/22 1:56 PM	Deck Storage	TRUE		not a storage area.	
124 Candlelight Drive	06/02/22 1:47 PM	Deck Storage	TRUE	TRUE	old carpet and garbage	
140 Candlelight Drive	06/02/22 1:46 PM	Deck Storage	TRUE		deck storage and hot tub. garbage can left out front	hot tub movers 6/4
50 Firelight Drive D05	06/02/22 9:48 AM	Deck Storage	TRUE		two grills	
50 Firelight Drive D09	06/02/22 9:47 AM	Deck Storage	TRUE		paint cans	
85 Aurora Lights Drive A06	06/02/22 9:43 AM		TRUE	TRUE	firewood and broken chair	
85 Aurora Lights Drive A02	06/02/22 9:42 AM	Deck Storage	TRUE		side of deck is not a storage area	
325 Firelight Drive	05/26/22 9:25 AM	Deck Storage	TRUE		cigarette butts. and clean up deck not meant for storage.	
337 Firelight Drive	05/26/22 9:22 AM		TRUE		fridge and multiple propane tanks.	
353 Firelight Drive	05/26/22 9:21 AM		TRUE		random garbage stuff on deck and lawn. an destroyed front mat	
365 Firelight Drive	05/26/22 9:13 AM		TRUE		screen door and garbage and cuncks of wood in lawn	
433 Firelight Drive	05/26/22 8:51 AM		TRUE		sled	
503 Firelight Drive	05/26/22 8:48 AM	Deck Storage	TRUE		wood fireplace	
504 Firelight Drive	05/26/22 8:46 AM	Deck Storage	TRUE		sled and cigarettes butts in yard	
448 Firelight Drive	05/26/22 8:45 AM		TRUE		not a storage area	
406 Firelight Drive	05/26/22 8:44 AM		TRUE		two propane grills	
390 Firelight Drive	05/26/22 8:43 AM	Deck Storage	TRUE		sleds	
138 Starlight Drive	05/26/22 8:43 AM	Deck Storage	TRUE		broken cement chunks and a pallet	
79 Starlight Drive	05/26/22 8:35 AM		TRUE		food trays in lawn. Please be bear aware.	
115 Starlight Drive	05/26/22 8:34 AM	Deck Storage	TRUE		dinning room table and random wood	
330 Firelight Drive	05/26/22 8:34 AM	Deck Storage	TRUE		garbage on and around deck	
296 Firelight Drive	05/26/22 8:34 AM		TRUE		bed frame and living room table	
288 Firelight Drive	05/26/22 8:32 AM	Deck Storage	TRUE	TRUE	wood fireplace	
359 Candlelight Drive	05/26/22 8:26 AM	Deck Storage	TRUE		inside table outside	
269 Candlelight Drive	05/26/22 8:23 AM		TRUE		cords in yard	
259 Candlelight Drive	05/26/22 8:21 AM		TRUE		not a place for storage. also some firewood	
207 Candlelight Drive	05/26/22 8:21 AM	Deck Storage	TRUE		not a place to store things	
70 Candlelight Drive	05/26/22 8:11 AM	Deck Storage	TRUE		broken table	
106 Candlelight Drive	05/26/22 8:09 AM	Deck Storage	TRUE		clean up deck and removal of inside cabinet	
124 Candlelight Drive	05/26/22 8:07 AM		TRUE		deck clean up	
140 Candlelight Drive	05/26/22 8:07 AM		TRUE	TRUE	deck clean up and hot tub	will move 6/4 sat
156 Candlelight Drive	05/26/22 8:04 AM	Deck Storage	TRUE		deck clean up also sandbag next to deck	
200 Candlelight Drive	05/26/22 8:02 AM	Charcoal Grill	TRUE			out of town, asking neighbor to move 05/27/2022
302 Candlelight Drive	05/26/22 7:57 AM	Deck Storage	TRUE		not a place for storage	

376 Candlelight Drive	05/26/22 7:48 AM	Deck Storage	TRUE		charcoal grill, firewood, maybe wood fireplace under tarp	
386 Candlelight Drive	05/26/22 7:48 AM	Deck Storage	TRUE	TRUE	clen up deck space and back yard cigarette butts	
394 Candlelight Drive	05/26/22 7:48 AM	Deck Storage	TRUE		clean up	
120 Firelight Drive C06	05/25/22 2:23 PM	Deck Storage	TRUE		not meant for storage	
120 Firelight Drive C03	05/25/22 1:31 PM	Deck Storage	TRUE		not meant for storage	
120 Firelight Drive C07	05/25/22 1:28 PM	Deck Storage	TRUE		inside furniture out side	
50 Firelight Drive D04	05/25/22 1:17 PM	Deck Storage	TRUE		two grills	
50 Firelight Drive D15	05/25/22 1:15 PM	Deck Storage	TRUE		not meant for storage	
50 Firelight Drive D07	05/25/22 1:14 PM	Deck Storage	TRUE		storage off deck	
50 Firelight Drive D20	05/25/22 1:13 PM	Deck Storage	TRUE		two grills	
85 Aurora Lights Drive A18	05/25/22 1:11 PM	Deck Storage	TRUE		rip in your deck cover	
85 Aurora Lights Drive A06	05/25/22 1:10 PM	Deck Storage	TRUE		wood on deck.	
85 Aurora Lights Drive A02	05/25/22 1:09 PM	Deck Storage	TRUE		not a storage spot	
85 Aurora Lights Drive A15	05/25/22 1:08 PM	Deck Storage	TRUE		wood fireplace, 2nd notice - Owner send video of propane grill proof removing fee	
85 Aurora Lights Drive A07	05/25/22 1:08 PM	Dog-waste	TRUE		dog poop	Does not have dog
85 Aurora Lights Drive A10	05/25/22 1:04 PM	Deck Storage	TRUE		sled	
155 Aurora Lights Drive B03	05/25/22 1:01 PM	Deck Storage	TRUE		two grills	
155 Aurora Lights Drive B05	05/25/22 1:01 PM	Deck Storage	TRUE		decks are not meant for storage.	will move generator and fuel cans in two weeks
73 Starlight Drive	05/25/22 7:44 AM	Garbage	TRUE		Beer cans from Saturday night party.	
50 Firelight Drive D01	05/24/22 1:43 PM	Garbage	TRUE		TV in hall	
509 Firelight Drive	05/24/22 12:33 PM	Other	TRUE		cigarette butts	
473 Firelight Drive	05/24/22 12:10 PM	Other	TRUE		Christmas lights	
138 Starlight Drive	05/24/22 10:04 AM	Garbage	TRUE		cigarette butts	
86 Candlelight Drive	05/24/22 8:44 AM	Garbage	TRUE		cigarette butts	
268 Candlelight Drive	05/23/22 12:42 PM	Garbage	TRUE		cigarettes butts in yard	
386 Candlelight Drive	05/23/22 12:28 PM	Garbage	TRUE		cigarettes buddy over lawn	
359 Candlelight Drive	05/23/22 10:58 AM	Garbage	TRUE		garbage and cigarettes butt	
387 Candlelight Drive	05/23/22 10:37 AM	Garbage	TRUE		cigarettes butts	
297 Firelight Drive	05/11/22 10:31 AM	Other	TRUE		Christmas Lights on back tree	
495 Firelight Drive	05/11/22 9:45 AM	Deck Storage	TRUE		garbage bed frame	
414 Firelight Drive	05/11/22 9:23 AM	Hot-tub	TRUE		hot tub broken panels	
346 Firelight Drive	05/11/22 8:17 AM	Deck Storage	TRUE		wood/ tiers	
308 Firelight Drive	05/11/22 8:15 AM	Deck Storage	TRUE		wood fireplace and Christmas stand	
288 Firelight Drive	05/11/22 7:50 AM		TRUE		wood fire place and random garbage	
56 Starlight Drive	05/10/22 11:53 AM		TRUE		cigarettes all over back yard	
140 Candlelight Drive	05/10/22 8:33 AM	Deck Storage	TRUE		wood fire place, garbage, exposed wires for hot tub	
192 Candlelight Drive	05/10/22 8:19 AM		TRUE		wood fire pit	
386 Candlelight Drive	05/10/22 7:05 AM	Other	TRUE		window around front door trim should be brown.	

FIRELIGHT PARKING ENFORCEMENT

Make of Vehicle	License Plate	Date	Time	Unit/Tag	Location	Comments
Toyota	Pennsylvania lcs5724	05/25/22	1150 pm		A-Building	multiple spot/no permanent
Subaru	650452c	05/23/22	1120 am		Firelight	NO PERMIT/ Fire-lane
Honda	Louisiana pka233	05/18/22	2 pm		Overflow Parking	Invalid Pass
Subaru	680686c	05/18/22	2 pm		Overflow Parking	Invalid Pass
Toyota	661822a	05/18/22	2 pm			
Ford	632579c	05/18/22	2 pm		Overflow Parking	Invalid Pass
Jeep	254531d	05/18/22	2pm		Overflow Parking	Invalid Pass

Dodge	cgv302	05/18/22	2 pm		Neighboring driveway	NO PERMIT/ 2nd warning
Ford	669626c	05/18/22	2pm		Firelight	NO PERMIT/ Fire-lane
Chevy	na	05/18/22	2 pm		Firelight	Invalid Pass
Jeep	Oregon 561fnu	05/18/22	2 pm		Overflow Parking	Invalid Pass
Ford	Indian axn946	05/18/22			Overflow Parking	Invalid Pass
Lexus	new Mexico ashh91	05/18/22	2pm		Overflow Parking	Invalid Pass
Dodge	dhg217	05/18/22	2pm		Overflow Parking	Invalid Pass
Jeep	ctc601	05/14/22	730 am		Firelight	Fire-lane
Jeep	Massachusetts 96g580	05/14/22	730 am		Neighboring driveway	3-cars-wide
Subaru	252887d	05/13/22	1230 pm		Firelight	Fire-lane
Dodge	637778c	05/13/22	1230 pm		Firelight	Fire-lane
Dodge	dez466	05/09/22	8 am		D-Building	No Parking Area/ trailer
Subaru	dhe409	05/07/22	6 am		Firelight	Fire-lane
Toyota	637094c	05/05/22	9 am	120 Firelig	C-Building	Blocking Neighbor
Trailer		05/16/22	8 am	336 Candl	Neighboring driveway	trailer

Firelight Owners Communication June 2022

Oil-Stained Driveways:

From: [REDACTED]
Sent: Tuesday, June 7, 2022 5:27 PM
To: Julie Burgess <burgess@hpmmontana.com>
Subject: Oil Stained Driveways

Hi Julie –

I'm not sure who to report this to, but I have noticed a couple units have tenants with cars that are actively leaking oil on their driveways creating a significant eyesore for the rest of the community. Specifically, Units [REDACTED]. Both are pretty bad.

Is there some way to have the owners of these units prevent these tenants from parking anywhere in the community and then have them repair the damage their tenants' have done?

We really need to upgrade our community in this aspect. These units are selling in excess of \$1 million and this kind of thing really hurts property values for all owners.

If there is nothing currently in the bylaws to prevent this and have it immediately repaired by the owner, is it possible to have this tabled at an upcoming HOA meeting and get clear guidance on how to rectify it?

Thank you,

[REDACTED]

On Wed, Jun 8, 2022, 10:50 AM Julie Burgess <burgess@hpmmontana.com> wrote:

[REDACTED]

Thank you for reaching out. Our field representative will be checking the driveways and vehicles. We may be able to fine for not being in operational condition and for causing a mess on campus. I reached out to the board to see if we can limit parking and mitigate damage to campus for these vehicles.

I will also add this correspondence to the Owner's Communication part of the agenda for Tuesday, June 14th meeting, with keeping you anonymous along with the units numbers below.

I will keep you posted on updates.

Thank you,

Julie

From [REDACTED]

Date: June 8, 2022 at 10:37:31 PM CDT

To: [REDACTED]

Subject: Driveway oil

Hi [REDACTED]

I am Carol Powell a owner and board member for Firelight Meadows (FLM). I have read your email to Julie at Hammond Property Management (HPM). Thank you for reaching out with your observation regarding oil spills in driveways and possibly through out the campus. I have asked for this to be added to our campus update from HPM at our July board meeting.

I totally agree with your statements in your letter. As a board we are working very hard to bring our HOA common areas and residential dwellings to represent our property values in excess of \$1,000,000. You will see ongoing changes (some are baby steps but moving forward) throughout the FLM campus this summer and fall with future improvements recognized in the planning/budgeting process.

We are always looking for homeowners to become more active in our community. I welcome you to join our monthly board meeting to find out how you can help with our ongoing community projects.

Sincerely,

Carol Powell
Firelight Meadows HOA
Board Member, Treasurer