



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

**BOARD OF DIRECTORS MEETING**

FLM BOD August Meeting  
Tue, Aug 16, 2022 6:00 PM - 8:00 PM (MDT)

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<b>Date:</b> Tuesday, August 16, 2022	<b>Time:</b> 6:00 p.m. Mountain Time	<b>Location:</b> HPM and Go to Meeting (Virtual meeting)
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Agenda		Presenter	Action
<b>Call to Order</b>		Karla	-
<b>6:00</b>	• Member Forum (new items for next agenda)		-
<b>6:05</b>	• Minutes of July Board Meeting	Karla	Approve
<b>6:10</b>	• Schedule Next Board Meeting	All	-
<b>New Business</b>			
<b>6:15</b>	• Financial Update	Carol	-
<b>6:20</b>	• Landscape and irrigation	Karla	-
<b>Old Business</b>			
<b>6:30</b>	• Water Sewer Update	Jim	Discuss
<b>6:35</b>	• Condo Deck Staining	HPM	Discuss
<b>6:40</b>	• Window/Screen Replacement Project	HPM	Discuss
<b>6:45</b>	• Parking Committee	Julie/Tom	Discuss
<b>Reports</b>			
<b>6:55</b>	• Declaration/By-Law Re-write Update	Karla/Carol	-
<b>7:00</b>	• Property Management Report	HPM – Dan/Mike	Review
<b>7:05</b>	• Rule & Parking Enforcement Reports	HPM	Review
<b>7:10</b>	• Review Owner Communications	HPM	Review
<b>Adjourn</b>	Karla		

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

**Attendance**

Board members in attendance included, Karla Y., Carol P., Jim D., and Julie B. Owners present included, John C., Mary S., James, 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 June Board Meeting.**

Carol P. motioned to approve the minutes of the June 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, August 16, 2022 at 6:00 PM.

NEW BUSINESS

**Financial Update:**

Carol P. presented the financial update. Financials in good standing. Updated insurance coverage is in effect, premium increase will be reflected in next billing cycle. Board financial meeting set for Monday, August 18, 2022.

**Landscaping:**

Board contacting providers for bids to spray diseased trees for weevils. HPM will be looking for an additional bid.

Board and HPM will conduct a walk through to focus on aging landscaping to identify trees and shrubs to be replaced. Mountain Scapes will be planting and replacing trees in fall.

OLD BUSINESS

**Chalet Numbers:**

Chalet numbers have been installed on all Chalets. The old numbers will be removed and touch ups as necessary.

**Condo Deck Staining:**

Deck staining starting next Thursday, July 21<sup>st</sup>. The A and B buildings will be completed this summer.

**Windows and Screen Replacement Project:**

Guys Glass has been working on campus and completed units. Owners are continuing to communicate progress.

Karla Y. discussed that Guy's Glass was the HOA's preferred vendor because they have the details and experience with the Firelight campus. Owners do not have to facilitate the replacement with Guy's

Glass. This will be an ongoing project. The Board understands it is not realistic for everyone to complete this summer.

### **Parking Committee**

Julie B. presented the Parking Committee's recommendations. Suggesting only hanging passes be utilized for campus, discontinuing the paper passes for guests and short-term rentals. Discussion followed; all Board members provided input. Discussion will continue with Board only meeting.

### REPORTS

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

Carol will meet with the HOA attorney tomorrow to present the Board's notes.

#### **Property Management Report:**

Dan presented the manager's report, which was included in the meeting packet. The Firelight signs should be completed promptly. The delayed paint for the signs has shipped.

#### **Rule & Parking Enforcement Reports:**

The rule enforcement report was included in the packet. Derek reported the parking violations. Derek reported the patio violations have decreased in recent weeks. Owners with old WIFI boosters have been contacted to remove. HPM will continue to monitor oil stains.

#### **Owner Communications:**

Communication presented with meeting packet. The Board requests owners submit concerns and communications week prior to meeting for the Board to respond. Karla Y. addressed questions presented by owners attending.

#### **Adjourn**

The meeting adjourned at 7:09 PM.

Firelight Meadows Owners Association

Balance Sheet

As of July 31, 2022

Accrual Basis

	<u>Jul 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Bank Accounts</b>	
1st Security Operating 3557	113,408
1st Security Money Market 1164	138,066
1st Security Petty Cash 3007	6,059
	<hr/>
<b>Total Operating Bank Accounts</b>	257,533
<b>Reserve Bank Accounts</b>	
American Bank 2739	147,272
Edward D Jones	1,763,513
	<hr/>
<b>Total Reserve Bank Accounts</b>	1,910,785
	<hr/>
<b>Total Checking/Savings</b>	2,168,318
<b>Accounts Receivable</b>	
Accounts Receivable	98,450
	<hr/>
<b>Total Accounts Receivable</b>	98,450
<b>Other Current Assets</b>	
Prepaid Legal	1,000
	<hr/>
<b>Total Other Current Assets</b>	1,000
	<hr/>
<b>Total Current Assets</b>	2,267,768
	<hr/>
<b>TOTAL ASSETS</b>	<b><u>2,267,768</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	24,181
	<hr/>
<b>Total Accounts Payable</b>	24,181
<b>Other Current Liabilities</b>	
Landscape Upgrades Payable	67,000
	<hr/>
<b>Total Other Current Liabilities</b>	67,000
	<hr/>
<b>Total Current Liabilities</b>	91,181
	<hr/>

**Firelight Meadows Owners Association  
Balance Sheet**

**Accrual Basis**

As of July 31, 2022

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	<u>Jul 31, 22</u>
<b>Total Liabilities</b>	91,181
<b>Equity</b>	
<b>Reserve Fund Balance</b>	
Reserve CondoCarpet Replace...	15,000
Reserve Fund Balance - Other	<u>1,888,827</u>
<b>Total Reserve Fund Balance</b>	1,903,827
<b>Retained Earnings</b>	18,160
<b>Net Income</b>	<u>254,600</u>
<b>Total Equity</b>	<u>2,176,587</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,267,768</u></u>

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

Accrual Basis

January through July 2022

	Jan - Jul 22	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Quarterly Assessment Income</b>			
Chalet - Quarterly Assessment	452,472	452,472	0
Condo - Quarterly Assessment	297,840	297,840	0
<b>Total Quarterly Assessment Income</b>	750,312	750,312	0
<b>Finance and Late Fee Charges</b>	2,756	0	2,756
<b>Membership Dues</b>	1,000	0	1,000
<b>Parking Income</b>	7,075	0	7,075
<b>BAD DEBT INCOME</b>	0	0	0
<b>Fine Income for Violations</b>	2,900	0	2,900
<b>Total Income</b>	764,043	750,312	13,731
<b>Gross Profit</b>	764,043	750,312	13,731
<b>Expense</b>			
<b>General Common Expenses</b>			
<b>Insurance</b>	124,054	79,333	44,721
<b>Landscape and Sprinkler</b>			
Landscape Management	36,680	41,250	(4,570)
Irrigation Maintenance	6,519	15,000	(8,481)
Landscape and Sprinkler - Other	0	0	0
<b>Total Landscape and Sprinkler</b>	43,199	56,250	(13,051)
<b>Landscape Upgrades</b>	8,000	12,000	(4,000)
<b>Trash Removal</b>			
Maintenance	0	0	0
Trash Removal - Other	25,135	27,125	(1,990)
<b>Total Trash Removal</b>	25,135	27,125	(1,990)
<b>General Maintenance &amp; Repairs</b>	41,720	29,167	12,553
<b>Snow Removal</b>	94,602	94,600	2
<b>Roof Snow Removal</b>	30,800	41,600	(10,800)
<b>Management Company</b>	66,244	68,517	(2,272)
<b>Parking Rule Enforcement</b>	28,946	29,938	(993)
<b>Accounting</b>	10,334	10,334	(0)
<b>Legal</b>	11,296	11,667	(371)
<b>Legal Reimbursed by Owner</b>	(951)	0	(951)
<b>Office Expense</b>	1,919	2,100	(181)
<b>Postage &amp; Delivery</b>	210	235	(25)
<b>Bad Debt</b>	0	0	0
<b>Meeting Expense</b>	0	1,000	(1,000)

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

Accrual Basis

January through July 2022

	Jan - Jul 22	Budget	\$ Over Budget
<b>Total General Common Expenses</b>	485,507	463,866	21,641
<b>Limited Common Expense - Chalet</b>			
Chimney Cleaning - Chalet	10,500	13,000	(2,500)
Maintenance & Repair Chalet	0	0	0
<b>Total Limited Common Expense - C...</b>	10,500	13,000	(2,500)
<b>Limited Common Expense - Condo</b>			
Carpet Replacement	0	0	0
Condo Utilities - Building	7,745	10,000	(2,255)
Reimbursement SnowMelt Electric	0	1,487	(1,487)
Telephone Condo Fire Alarm Syst	2,511	3,080	(569)
Condo - Cleaning and Rugs	8,400	10,750	(2,350)
Fire Alarm System Monitoring	1,302	1,295	7
Fire Extinguisher Inspection	0	0	0
Maintenance & Repair Condo Only	897	290	607
<b>Total Limited Common Expense - C...</b>	20,855	26,902	(6,047)
<b>Total Expense</b>	516,862	503,768	13,094
<b>Net Ordinary Income</b>	247,182	246,544	638
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Postage Income	50	0	50
Edward D Jones Interest Income	6,916	0	6,916
Savings Interest Income	63	0	63
<b>Total Other Income</b>	7,028	0	7,028
<b>Other Expense</b>			
Federal Income Tax on Interest	(389)	0	(389)
Water & Sewer Delinquent paid	0	0	0
Reserve Contribution	0	104,692	(104,692)
<b>Total Other Expense</b>	(389)	104,692	(105,081)
<b>Net Other Income</b>	7,418	(104,692)	112,109
<b>Net Income</b>	<b>254,600</b>	<b>141,853</b>	<b>112,747</b>



## Firelight BOD Meeting 08.16.2022 Managers' Report

### Routine Maintenance

- Refill dog waste stations
- Continue to work with Signs by Designs for updated signage – painting in progress
- Continue replacement of streetlights throughout campus
- Coordinating with West Fork Utilities about power shut off for Street lights
- Continue campus trash pick up
- Ongoing window/screen condition communication on replacement/repairs
- Working on paving repairs and line striping
- Straightened streets signs
- Working to obtain bids for landscape edging
- Working with Matt Huggins at West Fork Utilities on potential water system upgrade
- Communicated with Anderson Pest Control about campus wide weevil spray
  - Estimate over \$5,000, Not recommended (**discuss**)

### Irrigation

- Adjusted sprinkler heads at several units
- Worked with Gallatin Water Works for future irrigation upgrades (**discuss**)
- Made two main line irrigation break repairs
- Deactivated one native grass watering zone by overflow parking
- Working towards turning off other native zones

### Condos

- Clean up tree/shrub trimmings from owner
- Repair hardy plank on A building
- Deck staining completed on A building, B building starting the week of August 15<sup>th</sup>
- Monitored in wall heaters throughout buildings

### Chalets

- Monitor crawlspace of 330
- Touch up paint after removal of old numbers for chalets
- Sprayed for ants in driveway and sidewalk joints on campus
- Covered electrical box between units 167 and 173
- Fixed hanging heat tape
- Replaced dryer vent 319

### Compactor

- Removed trash from compactor enclosure area- ongoing
- Removed illegally dumped items (owner fined)



**FIRELIGHT RULE ENFORCEMENT**

Unit	Date of Infraction	Category	Action Taken	Warning Is	Notes	Comments
365 Firelight Drive	08/11/22 11:07 AM	Garbage	TRUE		Household trash in construction dumpster	
106 Candlelight Drive	08/10/22 12:42 PM	Deck Storage	TRUE		charcoal grill/ fire pit	
85 Aurora Lights Drive A15	08/10/22 12:09 PM	Deck Storage	TRUE		not proper place for storage of kayak	
155 Aurora Lights Drive B11	08/10/22 12:09 PM	Hallway storage	TRUE		not allowed in hall	
155 Aurora Lights Drive B14	08/10/22 12:08 PM	Hallway storage	TRUE		not allowed in hall	
155 Aurora Lights Drive B20	08/10/22 11:57 AM	Deck Storage	TRUE		deck is not the proper place to store car roof racks	
447 Firelight Drive	08/08/22 10:02 AM	Other	TRUE		clothes rack in yard	
120 Firelight Drive C16	08/08/22 10:00 AM	Other	TRUE		door should be white	owner will paint next week
155 Aurora Lights Drive B11	08/05/22 10:50 AM	Other	TRUE		Stuff behind car left out overnight. If this does not belong to your unit, please let us know. It was behind the car with your unit's tag.	
98 Candlelight Drive	08/04/22 8:48 AM	Parking	TRUE		trailer	
124 Candlelight Drive	08/03/22 10:32 AM	Other	TRUE		fine for dumping and change for dump trailer fee.	
155 Aurora Lights Drive B04	07/28/22 1:48 PM	Other	TRUE		Not a storage area for wood, please let us know if this is not yours	
224 Candlelight Drive	07/28/22 11:02 AM	Parking	TRUE	TRUE	trailer not allowed	
85 Aurora Lights Drive A11	07/26/22 11:11 AM	Hot-tub	TRUE		The deck stainers noticed there is a leak in your hot tub causing a slow drip on the porch below.	
224 Candlelight Drive	07/26/22 8:40 AM	Parking	TRUE		trailer	
170 Candlelight Drive	07/25/22 9:42 AM	Garbage	TRUE		garbage overflowing	
140 Candlelight Drive	07/25/22 9:42 AM	Garbage	TRUE		garbage overflowing	
329 Firelight Drive	07/25/22 9:40 AM	Garbage	TRUE		overflowing garbage and cardboard	
414 Firelight Drive	07/21/22 12:37 PM	Hot-tub	TRUE		broken hot tub - siding falling off	
124 Candlelight Drive	07/21/22 12:19 PM	Deck Storage	TRUE	TRUE	broken chairs and screen door	
406 Firelight Drive	07/20/22 9:29 AM	Garbage	TRUE		Break down and recycle boxes, do not dispose in compactor	
365 Firelight Drive	07/20/22 9:25 AM	Garbage	TRUE		house hold trash in dumpster.	
365 Firelight Drive	07/19/22 7:03 AM	Other	TRUE	TRUE	Trailer on lawn. Contractor warned multiple times.	
509 Firelight Drive	07/14/22 1:32 PM	Window Coverings	TRUE		broken blind cover on slider door	
394 Candlelight Drive	07/14/22 1:32 PM	Garbage	TRUE		cigarette butts all over back yard	

**FIRELIGHT PARKING ENFORCEMENT**

Make of Vehicle	License Plate	Date	Time	Unit/Tag N	Location	Comments
Ford	378616d	08/10/22	930 am		D-Building	NO PERMIT
Ford	653259c	08/10/22	930 am		A-Building	NO PERMIT
isuzu	253204c	08/10/22	930 am		A-Building	NO PERMIT
Mercedes	na	08/10/22	930 am	386 Candlelight	Neighboring driveway	NO PERMIT/ no plates
sprinter van	Nevada mhatter	08/10/22	930 am	352 Candlelight	Neighboring driveway	NO PERMIT
Ford	Texas 56644dv	08/10/22	930 am	319 Candlelight	Neighboring driveway	NO PERMIT
Subaru	cej317	08/10/22	930 am		Overflow Parking	NO PERMIT
Toyota	dpy890	08/10/22	930 am	268 Candlelight	Neighboring driveway	NO PERMIT
Jeep	j4879	08/10/22	9 am		Overflow Parking	NO PERMIT
Toyota	605758c	08/10/22	9 am		Overflow Parking	NO PERMIT
Toyota	661922a	08/10/22	9 am		Overflow Parking	NO PERMIT
Ford	ckw069	08/10/22	9 am		Overflow Parking	NO PERMIT
Audi	691275c	08/10/22	9 am		Overflow Parking	NO PERMIT
Chevy	South Dakota 9f8730	08/10/22	9 am	132 Candlelight	Neighboring driveway	NO PERMIT
Jeep	Florida lcivd	08/10/22	9 am	116 Candlelight	Neighboring driveway	NO PERMIT/ 2nd warning
Ford	Texas my22226	08/10/22	9 am		Overflow Parking	NO PERMIT
BMW	668970c	08/10/22	9 am	82 Candlelight	Neighboring driveway	NO PERMIT
Jeep	Massachusetts 96g580	08/10/22	9 am	495 Firelight	Neighboring driveway	NO PERMIT
Subaru	659016c	08/10/22	9 am		Overflow Parking	NO PERMIT
Subaru	659016c	08/10/22	9 am		Overflow Parking	NO PERMIT
Chevy	ablion	08/10/22	830 am	406 Firelight	Neighboring driveway	NO PERMIT
Chevy	rancon	08/10/22	830 am	390 Firelight	Neighboring driveway	NO PERMIT
Ford	645678c	08/10/22	830 am	353 Firelight	Neighboring driveway	NO PERMIT
Dodge	South Dakota 3h3691	08/10/22	830 am	329 Firelight	Neighboring driveway	NO PERMIT
Dodge	dbg217	08/10/22	830 am		Overflow Parking	NO PERMIT
Dodge	dca990	08/10/22	830 am		Overflow Parking	NO PERMIT
Ford	675793c	08/10/22	830 am		Overflow Parking	NO PERMIT
Chevy	6c2572	08/09/22	4 pm	465 Firelight	Neighboring driveway	No Parking Area
Mercedes	na	08/08/22	945 am		Overflow Parking	NO PERMIT/no plate
Subaru	679731c	08/01/22	10 pm		Candlelight	NO PERMIT/ Fire-lane
BMW	651575c	08/01/22	10 pm		Candlelight	NO PERMIT/ Fire-lane
Jeep	663323c	08/01/22	10 pm	405 Firelight	Firelight	Fire-lane
Trailer	na	08/01/22	10 pm		Overflow Parking	trailer
Dodge	659769c	07/31/22	630 am	495 Firelight	Neighboring driveway	3-cars-wide
Ford	494797f	07/31/22	630 am	495 Firelight	Neighboring driveway	3-cars-wide/ no permanent
Jeep	Florida lcivd	07/28/22	940 am		Candlelight	NO PERMIT/ Fire-lane
Chevy	615917b	07/19/22	12 pm		Candlelight	NO PERMIT/ Fire-lane
Dodge	306914e	07/19/22	12 pm		Candlelight	NO PERMIT/ Fire-lane
Jeep	Ohio jnp4415	07/19/22	8 am		Candlelight	NO PERMIT/ Fire-lane
Jeep	Florida lcivd	07/19/22	8 am		Candlelight	NO PERMIT/ Fire-lane
Chevy	434512c	07/18/22	1030 am		Firelight	NO PERMIT/ Fire-lane
Honda	dgm165	07/15/22	1020 am		Candlelight	NO PERMIT/ Fire-lane
Ford	664738c	07/28/22	930 am	365 Firelight	Candlelight	NO PERMIT/ Fire-lane
Nissan	670591b	07/28/22	10 am	155 Aurora L	B-Building	
Dodge	Texas rwm884	07/20/22	330 pm	365 Firelight	Candlelight	No Parking Area
Subaru	681217c	07/14/22	2 pm	120 Firelight	Neighboring driveway	Invalid Pass

## Firelight Owners Communication August 2022

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**Sent:** Wednesday, July 20, 2022 3:03 PM

**Subject:** FW: Landscaping

I know we changed landscaping crews. At first it was great! They were keeping the grass cut a little longer than usual, which I thought was a good idea considering our irrigation problems. Now they are cutting it short again and lawns are burning up. Did a board member decide to have it cut shorter?

Second; No one is addressing weeds anymore nor have I seen anyone addressing sprinkler heads. I have one broke by my front door that needs to be repaired.

Third; I have been a long resident of this community. For all the years I have been here our landscaping has been horrible and budget always cut on this project. We really need to start focusing on curb appeal around here please.

Thanks,

Travis Wangsgard unit 354

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**Sent:** Thursday, August 4, 2022 2:44 PM

**Subject:** Watering field between Chalet 297 and Maintenance BLG

-Please forward to the Board members for discussion.

On July 30<sup>th</sup>[Sat] I noticed that the water zone in the field had not turned off and when I returned on July 31<sup>st</sup>[Sunday] it was still on. I called HPM and the zone was turned off quickly. I estimate the water was running for over 24 hours.

Dan @ HPM and I discussed the problem and he was able to restart the zone. He also took the time to check the heads, change clogged filters and nozzles. Kudos to Dan for taking the extra steps.

The question I have is why are we watering the field anyway? It seems a waste of water and West Fork probably charges the HOA for water usage. Also the heads in the field have about a four inch rise ,but the grass around them

Is three ft tall. Water just pools around the head and nothing really gets watered.

Recommendations:

1. Determine why water did not turn off and fix.
2. Do not water field at all or limit to 2-3 days per week.
3. If field is to be watered have Precision recommend ideas to get better coverage by raising or replacing heads.

Bob Cundey Chalet 297

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**Sent:** Wednesday, August 10, 2022 2:51 PM

**Subject:** Re: Firelight Meadows Parking Permit Update

Hi Julie.

If parking is the issue, you shouldn't allow rentals paper passes anywhere but their driveway, surely this helps to alleviate part of the problem. I then would instruct my rental company to only issue one dated parking pass per renter. This solution would help both the parking issue and the issue with having renters using owner's passes as I'm sure you can appreciate the majority of renters will forget to return the pass. I have rented at all of the major ski resorts (summer and winter) and I have never been asked to return a parking pass - it just doesn't happen.

Please raise this and have it minuted in the next meeting as there needs to be a more workable solution.

Currently all passes for our unit are in London. We have relied on the dated renter passes. If this new measure actually goes ahead can you loan us some passes until we are back in town?

Thanks

James

---

**Sent:** Wednesday, August 10, 2022 10:03 AM

**Subject:** Re: Firelight Meadows Parking Permit Update

Please pass these concerns to the Board:

The mandate to use a hanging plastic tag is

- 1) Not reliable
- 2) Not as eco friendly as paper
- 3) Adds cost to renters and to facility processing a plastic tag in a time economically when added costs are not necessary

As you know nearly every renter is going to forget to leave the tag in the property as they hurry away worrying about leaving a child or piece of luggage behind.

Simply printing a paper tag is much more efficient, cheaper and less labor intensive. One can pass the cost on to the renter but that is the way of government....not necessary.

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To: Board of Directors HOA Firelight

From: Bruce Nelson (397 chalet)  
owner 397 Firelight Dr.  
Big Sky, MT

I am writing this letter to let the board of the Firelight HOA know of my disappointment in how the landscaping is being done at the chalets in the Firelight and especially at my unit at 397. I spend my summers here and every summer I bring it to the attention of the HOA that my grass is not being watered properly or being maintained properly. No trimming is being done and no weeding is being done in the flower rock beds. I have mentioned this every summer when I arrive, with nothing being done about it. I end up doing it myself every year because no action is being done on the part of the HOA.

The dues we pay every quarter I believe includes this work.

It is disappointing that whoever  
# is responsible for this work is not  
taking responsibility for this. The  
campus needs attention to the  
weeds on flower rock beds and  
the grass trimming -

Please advise what is going to be done  
to change this conditions and how  
it will be maintained in the future.

Your attention to this matter in  
advance is greatly appreciated.

Regards,

Bruce Nelson

397 Firelight Dr. Chalfet  
[REDACTED]

July 30, 2022

Dear Firelight HOA Board of Directors,

My name is Melissa Alger and I am property manager for Firelight Chalet 367. I also own Firelight Chalet 308 with my husband. We have owned a property in Firelight Meadows since 2015.

I recently called the Hammond Property Management office to pick up more guest passes for a vacation rental that we manage (#367) only to find out that the Board of Directors decided to get rid of the passes with no notice. Not only did we not have any notice regarding this change, but to have no grace period at all is unheard of. You absolutely do not make this big of a change mid-season. You wait until off season to announce it, give proper and adequate notice, and allow property managers to gather the actual permanent passes that we now have to use for our guests.

The owner of our rental has the permanent passes in his possession and he is out of state all summer as he is a smoke jumper who travels around the U.S. We have to wait until off season to get the passes in the mail or in person.

It would have also been a good idea for you to speak with some vacation rental owners before making this change as none of you on the board manage/own any rental units. You have no idea how hard it can be to get the passes back from a guest even if they are threatened with a fine of \$100 for taking the pass. If guests forget the pass in a rental car that they dropped off at the airport they most definitely do not have to pay us the \$100 for the pass. All we can do is request that they give us the \$100 via their booking website, but they can hit 'decline payment' and then we're on the hook for it.

Let's say a guest accidentally takes our parking pass(es), but offers to mail it back to us when they get home. While we are waiting for the pass in the mail, what do we give out to current guests who need a parking pass?

How expensive can it actually be to print off paper passes? Hammond's labor is probably the most expensive part of printing them. Instead of just ending the guest passes altogether you should have started charging property managers for the paper passes. I would happily pay for a small stack of passes for the season! Other HOAs that we work with simply charge us for a stack of paper passes and we're more than happy to pay it. I know some property managers in Firelight simply laminate 2 parking passes, write the dates of the guest's stay on the pass, and then reuse them for each guest. This is another solution to limiting the amount of passes that get printed and the amount of labor put forth by Hammond.

Please explain to me why we aren't tightening the reins on long term rental parking. I'm all for supporting and housing the local workforce; we own and manage 4 long term rentals ourselves, but the rules need to apply to them also. We currently live in a Firelight chalet and have 2 neighbors who have packed in as many locals as they can and have at least 4 vehicles, if not 5, at each house. Some of the time their cars are sticking out into the road as they try to squeeze them into the driveway. One vehicle is even parked in their neighbor's driveway as their neighbor is never there. We do follow the rules and limit the amount of parking spaces we allow

our renters and guests to have when they stay in our properties. We don't allow them to take advantage. There needs to be some balance in how you are approaching parking passes. It needs to be fair across the spectrum; you can't simply single out vacation rentals just because you don't favor them.

There needs to be further conversation about the vacation rental passes before changing the program altogether. Without giving property managers any notice regarding this issue it is not logical to abruptly stop one parking pass program and switch to another mid-season.

I would like to talk more about this whether it's at an upcoming board meeting or via phone.

Thank you,  
Melissa Alger



Dear Firelight HOA Board of Directors,

I recently called the Hammond office to request a few more short term rental passes for our condo (A 13) and was informed that they were directed by our board to not issue them anymore. This came as a surprise to me as I had not been notified of this procedure change.

I am writing the board in hopes to get some clarification on this change, and to avoid any second hand information. What is the purpose of halting the issuing of paper parking passes?

If it is cost or a burden - I can completely understand that. I loathe taking time out of a busy day to go to the office for parking passes. This is why I have made a system that ensures that I don't go through as many as I assume most people do. I have been renting for over 2 years and have probably only gone through 10-20 passes. I would love to pass on my process to anyone who would like to know as it has worked very well for my retention.

Thank you for taking the time to read this. I would appreciate a phone call from one of your members to discuss this.

I appreciate having a balanced and fair board of directors who weigh equally all of the needs of its owners and tenants.

Best,  
Sara Berkstresser