

Firelight Annual Meeting
Tue, Sep 21, 2021, at 6:00 pm, MT

Meeting Minutes

Attendance

Owners in attendance included Karla Yeager, Jim Dolan, Cynthia Hearon, Mary Steibler, Matt Walker, Carol Powell, Sara Berkstresser, Dave Shappee, Scott Hunter, Steve and Toya Miller, Ed Hawthorne, Patricia Krause, Rosalie Roeder (caller #5), Hannah Damberg, and Craig Gagne, Bob Horrarr (caller #6). Others present included the association's attorney Margot Ogburn, CPA Doug Shanley, Adam Johnson with the Big Sky Community Organization (BSCO), as well as Hammond Property Management (HPM) representatives Mike Palmer, Dan Lukas, Katie Coleman and Seanna Farrow, and Briggs Roofing representative Sal Garcia.

Call to Order

Karla called the meeting to order at 6:01 pm.

Quorum

Quorum was reached by proxy and owner attendance.

Approval of Meeting Minutes

Hannah motioned to approve the draft 2020 annual meeting minutes; Carol Powell seconded the motion. All were in favor and the meeting minutes were approved as presented.

Big Sky Community Organization Update – Adam Johnson

Adam Johnson joined the call to provide the group with an update from the BSCO. He commented on the completion of the Spruce Cone trail that was implemented behind the walking path of Firelight Meadows last year; this path helps them with trail grooming in the winter months. The BSCO is still finalizing their trail grooming schedule and anticipates 3-days-a-week schedule of Wed, Fri, and Sun, but this will obviously depend on snow fall. Additional areas are being considered for grooming, including areas of the Meadow and areas near Highway 191. Currently, the BSCO is searching Big Sky for flat-land areas, such as defunct drain fields or empty lots, to potentially incorporate multi-use/event areas for the community. Areas of the Firelight Meadows campus are being considered as usable space in the future, including the drain field and CB lot, and Adam would like to begin the conversation with the board about this possibility for the future.

Financial Reports – Doug Shanley, Carol Powell

Carol Powell introduced herself as the board Treasurer, and read through the financial reports included in the packet. As of June, operating accounts total \$129,315, and reserve accounts total \$1,746,454, including the Edward Jones account. Total Accounts Receivable is currently \$22,862. As of June, total prepaid assets are \$1,906,905. Due to a reimbursement from a legal settlement and new owner membership fees, the HOA is currently \$31,977 under the operating budget, and is otherwise operating on budget as expected.

Proposed Budget

Doug and Carol met to discuss a preliminary budget then met with the other board members for further review. The group negotiated many areas of the budget before reaching a final draft budget. The proposed budget shows a 2.53% increase for chalet owners, and a 2.66% for condo owners. It was noted that many other HOA's in Big Sky have seen a 10% increase due to inflation. 20% of the budget increases were allocated to reserves for capital improvement projects including roofing, siding, and painting. Given the current labor shortage in Big Sky, the board is actively discussing plans for 2022 to make the best use of the budgeted funds for projects that need to be addressed.

Pat Krause inquired about dual signatures being required on checks from the HOA accounts. Carol explained all checks are verified and reviewed by two board members before they are paid; however, two signatures are not required. Carol also noted that taxes are paid on the interest income received from the money market and Edward Jones accounts, though these CDs are aging out. Pat believes that the owners should consider an audit, or some form of review, take place for transparency. Carol explained that the accounts are reviewed monthly by board members and managed by a Certified Public Accountant. Owners have every right to request an audit but doing so would be costly and require an ownership vote.

Matt Walker motioned to approve the proposed budget; Hannah Damberg seconded his motion. All were in favor of approval, none were opposed. The 2022 budget was approved as presented.

Board Member Election

There were three open board positions and a call for nominations was sent to the ownership prior to the annual meeting. Hannah Damberg and Karla Yeager, both current board members, expressed interest in remaining on the board, and Tom Morino self-nominated for a position. Carol motioned to approve the elected directors including Karla, Hannah, and Tom. Matt Walker seconded her motion; all were in favor, none were opposed, and the three nominees were elected. There was discussion regarding the brief bio from Tom Morino and concern of electing a board member that is unknown to owners. Bob Horrar asked if background checks were done on owners before they are elected to the board and suggested the board investigate doing so in the future. HPM will speak with the attorney about this.

Property Management Report – HPM

The property management report was included in the meeting packet for review. Mike touched on a couple of global topics affecting Firelight, including the hiring environment, and housing market in Big Sky. HPM is working on landscaping upgrades and projects for the future, as well as heat tape and roofing upgrades. HPM and the board welcome owners to provide feedback and suggestions for the betterment of the campus. HPM opened the floor to questions from owners on the management report. Rosalie Roder and Patricia Krause asked that the hanging heat tape near their condo units be addressed. Pat also asked that the holes from a cable installation be patched prior to the winter season. HPM noted both requests. Cynthia Hearon commented on the formation of a committee that may be helpful to the association considering Big Sky's current environment. The board will discuss with her outside of the meeting.

Matt Walker asked HPM to update owners on the effects of the fiber optic installation on the irrigation system. This summer was dry, and the campus experienced chronic issues with the irrigation system's valves and main lines, specifically from the fiber optics installation project. HPM has spent a lot of time repairing and maintaining operation of the irrigation system and discussing plans for long term repair and replacement next spring with Gallatin Water Works that will improve the systems efficiency. The irrigation system will be winterized in the coming weeks.

Karla would like to remind owners that there are many issues on campus unrelated to HPM that are being created by owners and short-term rental properties, which account for a large portion of the campus. Over occupancy has caused increases in trash and recycling, compactor maintenance, parking, violations, and use of the sewer and septic system, all increasing the expenses of maintaining the campus. The board has met with the water and sewer district on long-term solutions for the increased use of the septic system and communicated with the attorney to enforce occupancy limits and address other concerns. Cynthia Hearon thanked the board and management for their diligence taking care of the campus.

Pat would like dog waste receptacles installed in addition to the dog waste bags provided. The board has considered this in the past and determined that the addition of pet-waste receptacles increases costs and responsibilities of management and will not be implemented at this time.

Roof Replacement Discussion – Carol Powell

Current roofs are anywhere from 15-20 years old. Carol began obtaining bids from contractors on roof replacement options and different roof systems geared for Big Sky's climate. Sal Garcia with Briggs Roofing joined the meeting to share information with the owners on a replacement option that would include stripping the current roofs, investigating the condition of the wood underneath/replacing as needed (typically the valleys where leaking occurs), reinstalment of flashing and edging, installment of an ice and water shield, installment of a 5-year shingle with manufacturer warranty, venting as needed that would allow warm air to leave the attic area, and an ice-melt system. This system is currently installed on various homes and the Sunrise Condos in the Yellowstone Club. The topic of roof replacement will be considered further by the board. Carol also mentioned that in talking with the insurance agent, a new roof system would prompt review and evaluation of the current insurance premium.

Adjourn

Matt motioned to adjourn the meeting at 7:34 pm.