

Firelight Board Meeting
Tuesday, August 16, 2022 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included, Karla Y., Carol P., Jim D., Julie B and Matt W. Owners present included, Jeff & Melissa A., Ed H., Dave S., and Sara B. Others present included Robbeye S., Julie B., Dan L., Derek W., and Mike P. of Hammond Property Management.

CALL TO ORDER

Karla called the meeting to order at 6:02 PM.

Minutes of June Board Meeting.

Carol P. motioned to approve the minutes of the July board meeting. Julie B. seconded. All were in favor and the minutes were approved as presented.

Schedule Next Board Meeting

The Annual meeting was scheduled for Monday, September 19, 2022, at 6:00 PM at the Big Sky Water Sewer Board Room.

NEW BUSINESS

Financial Update:

Carol P. presented the financial update. Financials in good standing. Under budget on several line items. The 2023 Proposed Budget has been sent to Board of Directors for annual meeting.

Landscaping and Irrigation:

The tree order will be planting in September. Irrigation had issues this summer. The last few days the system is running and with full pressure. Hammond will expand on the irrigation issues during maintenance report. The Cost Share for small and large items will be sent to ownership as a reminder of the opportunity. Precision Landscaping has been asked to cut back on mowing and has been directed to focus on pruning and weeding.

Julie B. will be working as the board's head of the landscape and irrigation. Julie and Carol met with Hammond and Doug with Gallatin Water Works to start Project Curb Appeal. They are gathering the team and lining up projects. The goal is to create a landscaping committee, and irrigation committee to have more eyes on the ground to help monitor and improve campus landscaping. Noxious weeds are included in the landscaping committee.

OLD BUSINESS

Water Sewer Update:

Jim D presented the update. They are looking for 5 owners to serve on the Water Sewer Board of directors to start the process to create independent Water Sewer District.

Condo Deck Staining:

The A building is complete. The B building will be completed next week.

Windows and Screen Replacement Project:

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

Parking Committee

Julie B. presented the Parking Committees updates. The temporary passes created for Short Term Rentals will expire at the end of the month. All units have the 3 hang tags and will utilize system in the governing documents. Discussion continued concentrating on issues for Short Term Rental companies.

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

Carol requested Board response to documents sent to Board for review.

Property Management Report:

Dan presented the manager's report, which was included in the meeting packet. Hammond reached out for additional bids for the diseased trees to spray for weevils. Discussion was held about the recommendations.

Over the summer there have been multiple line breaks with the irrigation system. HPM, Carol and Julie met with Gallatin Water Works (GWW) to come up with viable options to make some upgrades to the system. GWW will be starting this fall to upgrade including head swaps, adjusting native beds and replacing valve boxes.

Yellowstone Structural Systems provided a bid for the sidewalks at the condo buildings. The proposal would adjust 12 different problem areas. Carol P. made a motion for Yellowstone Structural Systems to fix the sidewalks for the \$6,175 bid. Julie B seconded the motion. All were in favor.

Treasure State will be reaching out to finalize date for the line painting project.

Rule & Parking Enforcement Reports:

The rule enforcement report was included in the packet. The patio violations have decreased in recent weeks. Discussion was held about construction dumpsters and creating a permit for owners.

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.

Discussion was held about annual meeting member forum.

Adjourn

The meeting adjourned at 8:19 PM.