

Firelight Annual Meeting
Monday, September 19, 2022, at 6:00 pm, MDT
Meeting Minutes

Attendance

Board Member in attendance include Karla Y., Carol P, Jim D., Matt W., Tom M., Julie B, and Hannah D. Owners in attendance included Ben B., Perry & Jana F., Melissa A., Katie G., George H., Mike S., Karen M., Sara B., Robbie S., Cackie B., John C., Dave S., Mary S., J. G., Wayne F., Scott H., Jeff D., Steven M., Becky B., Craig & Anne G., Julie P., Jeff G., Rosalie R., Pat K., Clara U.

Others present included the association's attorney Margot Ogburn, CPA Doug Shanley, as well as Hammond Property Management (HPM) representatives Scott Hammond, Mike Palmer, Dan Lukas, Robbeye Samardich, Derek Weinrich and Julie Burgess, and All American Roofing representatives.

Call to Order

Karla called the meeting to order at 6:00 P.M.

Approval of Meeting Minutes

Matt W. motioned to approve the draft 2021 Annual Meeting Minutes; Julie B. seconded the motion. All were in favor and the meeting minutes were approved as presented.

2023 Vision

Julie B. presented the 2023 Vision working on Project Curb Appeal to beautify campus which includes tree repair and replacement, irrigation repair and landscaping. The Board would like to create committees for owner involvement. The goal is to have all owners see improvements, repairs, and beautification. Karla Y. acknowledges the campus is aging and will be addressing maintenance and upgrades. Please communicate concerns, suggestions to Hammond Property Management.

Quorum – Doug Shanley

Quorum was reached by proxy and owner attendance.

Financial Reports – Doug Shanley and 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 \$257,533, and reserve accounts total \$2,168,318, including the Edward Jones account. Made aggressive steps to secure higher interest rates with short term CDs with Edwards Jones. Total Accounts Receivable is currently \$98,450. As of July 31st, total prepaid assets are \$2,267,768.

Proposed Budget

Doug and Carol met to discuss a preliminary budget then met with the other board members for further review. The proposed budget shows a 22.75% increase for chalet owners, and a 21.41% for condo owners. It was noted that many other HOA's in Big Sky have seen a 10% increase due to inflation. Insurance premiums increased 76.73% due to under coverage for replacement cost. A discussion was held regarding the current policy. 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.

Matt W. motioned to approve the proposed budget; Carol P. seconded his motion. Jim D and Katie G were opposed. The 2023 budget was approved as presented.

Roof Replacement Discussion – Carol Powell and All American Roofing

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. All American Roofing joined the meeting to share information with the owners on replacement options that would include shingle replacement, striping and 50-year

shingle including a snow melt system in peaks and valleys, and cold roof. All options in gutters and insulations. All American Roofing recently installed a cold roof system in various homes and the Powder Ridge Condos. 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.

Board Member Election

There were two open board positions and a call for nominations was sent to the ownership prior to the annual meeting. Carol Powell and Matt Walker, both current board members, expressed interest in remaining on the board. A discussion was held on the number of board members the governing documents state the board can consist of 2-11 members.

Julie P. made a motion to keep the Board of Directors at seven members. Julie B seconded and the motion carried.

Hannah D. motioned to approve the elected directors of Carol P. and Matt W. Julie B. seconded her motion; all were in favor, none were opposed, and the two nominees were elected.

Property Management Report – HPM

The property management report was included in the meeting packet for review. Mike touched the highlights of the year. The window replacement project has been moving forward. The new unit numbers and new light fixtures have been installed on the Chalets. The deck staining has been completed for two of the condo buildings this summer. The RID line painting will be completed this week. Concrete lifting on the sidewalks near the condos will be completed this fall. HPM and the Board are taking steps to improve the irrigation system and landscaping. The deficiency of the irrigation system is the lack of water and time to water the entire campus. The watering of native zones has been eliminated.

Matt Walker asked about the landscaping contract regarding weeds. The landscapers were directed to focus on spraying weeds after they stopped mowing. The landscapers focused on spraying weeds as an alternative to pulling weeds. The rock beds are aged and the perfect platform for weeds to grow. With the current contract, weed pulling expectations are not realistic. The Precision Landscaping contract was a 1-year contract. Discussion will continue at the October Meeting.

The landscaping committee has installed new trees, identifying new shrub, new signs on campus, identify trees with weevil issue, new mulch on pathways, new numbers on Chalets, the RID parking lot line striping, repairs on irrigation system, painting decks on condo building.

Rule and Parking Enforcement Reports

Derek W. presented the Rule and Parking report. Highlights of the year were identifying windows for replacement, patio aesthetics and storage, oil stains, keeping dumpster area clean.

Landscaping and Project Curb Appeal – Julie B.

Julie B. stated the Project Curb Appeal is working on beautifying campus including installing trees around campus, work on walkways, beds and edging at Chalets. A discussion was held about the recent tree installation.

Parking Committee – Julie B. and Tom M.

A discussion was held regarding the potential plan for short term renter passes. Hammond Property Management will send an email requesting volunteers for all committees.

Declarations and Bylaws – Carol P.

The Board has been working the Margot Ogborn to amend the Declaration and Bylaws to update, modernize and consolidate the current documents. A discussion was held regarding the highlights amending the declaration and bylaws.

Julie B. proposed a resolution to amend the Declarations and all subsequent amendments there to. Tom seconded and the proposal carried.

Water Sewer District – Jim D.

A discussion was held on creating a Firelight Meadows Water and Sewer District. Firelight Meadows is creating a water sewer district to be eligible for state grants and to help Firelight Meadows with future options with water and sewer systems and future upgrades. To move forward with the creation of the district and be approved by Gallatin County, we need at least five volunteers to be on the Water Sewer Board and signatures of 10% of the Firelight Meadows owners.

Adjourn

Karla motioned to adjourn the meeting at 9:03 pm.

DRAFT