



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

BOARD OF DIRECTORS MEETING

Firelight BOD Monthly Meeting
Tuesday, January 10, 2023 6:00 PM - 8:00 PM (MST)

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Date: Tuesday, Jan 10th, 2023	Time: 6:00 p.m. Mountain Time	Location: HPM Conference Room and Go To Meeting (Virtual meeting)
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Agenda		Presenter	Action
Call to Order		Julie	-
6:00	• Member Forum (new items for next agenda)		-
6:05	• Minutes of November Board Meeting	Julie	Approve
6:10	• Schedule Next Board Meeting	All	-
New Business			
6:15	• Financial Update	Carol	-
Old Business			
6:25	• Roofing RFP Update	Carol	Discuss
6:30	• Irrigation Update	Mike	Discuss
6:35	• Water Sewer Update	Jim	Discuss
Reports			
6:40	• Declaration/By-Law Re-write Update	Carol	-
6:45	• Property Management Report	HPM – Dan/Mike	Review
6:50	• Rule & Parking Enforcement Reports	HPM - Derek	Review
6:55	• Owner Communications	HPM	Review
Adjourn		Julie	

Firelight Board Meeting
Tuesday, November 15, 2022, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included, Julie B., Carol P., Jim D., and Tom M. The owners present included, Ed H., Mary S., Bob C., Dave S., Sara B., Cackie B., Rosalie R., Nick B., Melissa A., Martin S. Karla Y., Mike S., and Adam L. Others present included Julie B., Dan L., Derek W., Mike P., and Scott H. of Hammond Property Management.

CALL TO ORDER

Julie B. called the meeting to order at 6:03 PM.

Minutes of October Board Meeting

Karla Y. suggested an edit to the October minutes stating that she abstained from the President vote. ***Carol P. motioned to approve the minutes with suggested edit of the October board meeting. Tom M. seconded. All were in favor and the minutes were approved with suggested edit.***

Schedule Next Board Meeting

The next board meeting was scheduled for Tuesday, January 10, 2023, at 6:00 PM at the Hammond Property Management Conference Room. The monthly meeting will not be held in December.

NEW BUSINESS

Financial Update:

Carol P. presented the financial update. Financials in good standing. She is in the process of sending past due notices. The P&L will show the early season snow removal for the roads and planting the extra trees next month.

Nominations for vacant Board Positions:

Carol P. nominated long time Firelight Resident Bob Cundy to the vacant Board Position. Julie B. seconded the motion. Discussion was held. The board voted unanimously, and the motion was carried.

Roofing Committee:

Mike P. of Hammond stated several contractors are interested in the Firelight Roofing project. The next step is to establish a formal RFP to present ownership with full transparency and to compare the bids and to ensure all the contractors are bidding on the same items.

Carol P. reiterated that the board is still in the fact-finding stages and the HOA ownership will be making the decision for the new roofing project.

OLD BUSINESS

Water Sewer Update:

Jim D presented the update. We have the signatures for the petition to start the process to create an independent Water Sewer District. The lawyer is reviewing. The next step is to submit with Gallatin County.

Windows and Screen Replacement Project:

Guys Glass has been working on campus and completed units. Owners are continuing to communicate progress. Communication will be sent to owners that have not replied with the communication deadline of May 1, 2023.

Landscaping Borer Spray:

Precision Landscaping is working to trim trees. Hammond will move forward with scheduling SavaTree for spring borer spray and fertilization.

REPORTS

Declaration/By-Law Rewrite Update:

Margo has finished the review of the bylaws. The Board will review.

Property Management Report:

Dan L. presented the manager's report, which was included in the meeting packet. Focusing on the highlights of the report working with SavaTree, turn off water spigots in the condos, turned on crawlspace heaters, changed crawlspace smoke detector batteries and preparing for winter season.

Mike P. presented the proposal from Peak Water Services that was sent to the Board prior to the meeting regarding the irrigation holding tank for irrigation upgrades. A discussion was held regarding the scope of the work and timing of the project. The board will review and discuss the proposal at the January meeting. Hammond will reach out to Peak Water for presentation of current water sewer status.

Rule & Parking Enforcement Reports:

Derek W. presented the highlights of rule enforcement report, which was included in the packet.

Owner Communications:

Owner communication included in the packet was discussed. The Board addressed the questions and concerns.

Adjourn

The meeting adjourned at 7:35 PM.

Firelight Meadows Owners Association
Balance Sheet

Accrual Basis

As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
1st Security Operating 3557	52,685
1st Security Money Market 1164	59,078
1st Security Petty Cash 3007	5,399
	<hr/>
Total Operating Bank Accounts	117,162
Reserve Bank Accounts	
American Bank 2739	82,837
Edward D Jones	1,874,076
	<hr/>
Total Reserve Bank Accounts	1,956,913
	<hr/>
Total Checking/Savings	2,074,075
Accounts Receivable	
Accounts Receivable	32,858
	<hr/>
Total Accounts Receivable	32,858
Other Current Assets	
Prepaid Legal	1,000
	<hr/>
Total Other Current Assets	1,000
	<hr/>
Total Current Assets	2,107,934
	<hr/>
TOTAL ASSETS	2,107,934
	<hr/> <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,506
	<hr/>
Total Accounts Payable	1,506
Other Current Liabilities	
Landscape Upgrades Payable	67,000
	<hr/>
Total Other Current Liabilities	67,000
	<hr/>
Total Current Liabilities	68,506
	<hr/>

**Firelight Meadows Owners Association
Balance Sheet**

Accrual Basis

As of December 31, 2022

	<u>Dec 31, 22</u>
Total Liabilities	68,506
Equity	
Reserve Fund Balance	
Reserve CondoCarpet Replace...	15,000
Reserve Fund Balance - Other	<u>1,993,519</u>
Total Reserve Fund Balance	2,008,519
Retained Earnings	18,550
Net Income	<u>12,359</u>
Total Equity	<u>2,039,428</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,107,934</u></u>

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

Accrual Basis

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	603,296	603,496	(200)
Condo - Quarterly Assessment	397,120	397,170	(50)
Total Quarterly Assessment Income	1,000,416	1,000,666	(250)
Finance and Late Fee Charges	2,639	0	2,639
Membership Dues	3,200	0	3,200
Parking Income	12,775	0	12,775
BAD DEBT INCOME	0	0	0
Fine Income for Violations	5,300	0	5,300
Total Income	1,024,330	1,000,666	23,664
Gross Profit	1,024,330	1,000,666	23,664
Expense			
General Common Expenses			
Insurance	238,127	136,000	102,127
Landscape and Sprinkler			
Landscape Management	73,465	55,000	18,465
Irrigation Maintenance	23,492	20,000	3,492
Landscape and Sprinkler - Other	0	0	0
Total Landscape and Sprinkler	96,957	75,000	21,957
Landscape Upgrades	19,240	25,000	(5,760)
Trash Removal			
Maintenance	0	0	0
Trash Removal - Other	44,722	46,500	(1,778)
Total Trash Removal	44,722	46,500	(1,778)
General Maintenance & Repairs	78,319	50,000	28,319
Snow Removal	142,849	141,900	949
Roof Snow Removal	30,800	41,600	(10,800)
Management Company	114,044	117,457	(3,413)
Parking Rule Enforcement	49,832	51,323	(1,491)
Accounting	17,716	17,716	(0)
Legal	17,933	20,000	(2,067)
Legal Reimbursed by Owner	(951)	0	(951)
Office Expense	2,936	3,600	(664)
Postage & Delivery	355	400	(45)
Bad Debt	0	0	0
Meeting Expense	0	2,000	(2,000)

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

Accrual Basis

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Total General Common Expenses	852,879	728,496	124,383
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	10,575	13,000	(2,425)
Maintenance & Repair Chalet	0	0	0
Total Limited Common Expense - C...	10,575	13,000	(2,425)
Limited Common Expense - Condo			
Carpet Replacement	0	2,500	(2,500)
Condo Utilities - Building	13,834	17,000	(3,166)
Reimbursement SnowMelt Electric	0	1,487	(1,487)
Telephone Condo Fire Alarm Syst	4,375	5,200	(825)
Condo - Cleaning and Rugs	16,400	18,000	(1,600)
Fire Alarm System Monitoring	2,318	2,200	118
Fire Extinguisher Inspection	2,620	2,900	(280)
Maintenance & Repair Condo Only	13,897	500	13,397
Total Limited Common Expense - C...	53,444	49,787	3,657
Total Expense	916,898	791,283	125,615
Net Ordinary Income	107,432	209,383	(101,951)
Other Income/Expense			
Other Income			
Postage Income	50	0	50
Edward D Jones Interest Income	12,787	0	12,787
Savings Interest Income	332	0	332
Total Other Income	13,169	0	13,169
Other Expense			
Federal Income Tax on Interest	3,550	0	3,550
Water & Sewer Delinquent paid	0	0	0
Reserve Contribution	104,692	209,383	(104,691)
Total Other Expense	108,242	209,383	(101,141)
Net Other Income	(95,073)	(209,383)	114,310
Net Income	12,359	0	12,359

**Firelight Meadows Owners Association
A/R Aging Summary**

As of December 31, 2022

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	> 540	TOTAL
.a...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Al...	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
B...	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
B...	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
B...	0.00	(840.00)	0.00	0.00	0.00	0.00	0.00	0.00	(840.00)
Br...	0.00	1,109.00	1,109.00	103.86	1,109.00	1,082.00	200.00	25.13	4,737.99
C...	0.00	0.00	(1,109.00)	0.00	0.00	0.00	0.00	0.00	(1,109.00)
D...	0.00	733.31	0.00	0.00	0.00	0.00	0.00	0.00	733.31
D...	0.00	1,409.00	0.00	0.00	0.00	0.00	0.00	0.00	1,409.00
D...	0.00	1,241.00	0.00	0.00	0.00	0.00	0.00	0.00	1,241.00
E...	0.00	1,109.00	0.00	0.00	0.00	0.00	0.00	0.00	1,109.00
Fi...	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
G...	0.00	0.00	81.00	0.00	0.00	0.00	0.00	0.00	81.00
Is...	0.00	0.00	(5.50)	0.00	0.00	0.00	0.00	0.00	(5.50)
Jo...	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
M...	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
M...	0.00	100.00	1,300.00	351.74	0.00	0.00	0.00	0.00	1,751.74
Mi...	0.00	(1,241.01)	0.00	0.00	0.00	0.00	0.00	0.00	(1,241.01)
Mi...	0.00	(742.17)	0.00	0.00	0.00	0.00	0.00	0.00	(742.17)
Mi...	0.00	(742.16)	0.00	0.00	0.00	0.00	0.00	0.00	(742.16)
M...	0.00	1,109.00	1,109.00	1,262.80	2,930.55	1,781.00	0.00	381.15	8,573.50
N...	0.00	800.00	500.00	0.00	0.00	0.00	0.00	0.00	1,300.00
N...	0.00	1,109.00	1,109.00	1,318.41	2,630.41	1,082.00	1,082.00	1,170.06	9,500.88
O...	0.00	1,109.00	1,109.00	1,166.29	0.00	0.00	0.00	0.00	3,384.29
R...	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	400.00
S...	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
S...	0.00	543.52	0.00	0.00	0.00	0.00	0.00	0.00	543.52
S...	0.00	0.00	1,241.00	0.00	0.00	0.00	0.00	0.00	1,241.00
S...	0.00	(1,209.00)	0.00	0.00	0.00	0.00	0.00	0.00	(1,209.00)
St...	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
St...	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Ta...	0.00	(100.00)	0.00	0.00	0.00	0.00	0.00	0.00	(100.00)
W...	0.00	0.00	1,241.00	0.00	0.00	0.00	0.00	0.00	1,241.00
TOT...	400.00	6,397.49	8,284.50	4,303.10	6,669.96	3,945.00	1,282.00	1,576.34	32,858.39



Firelight BOD Meeting 01.10.2023
Managers' Report

Routine Maintenance

- Installed Signs by Designs for updated signage
- Continue replacement of streetlights throughout campus
- Continue campus trash pick up
- Working with Matt Huggins at West Fork Utilities on potential irrigation upgrade
- Met with Big Sky Sewer and Water for meter issues
- Scheduled Savatree for spring weevil spray and fertilization
- Removed snow for Peak Water Service to empty septic system
- Replace tattered flag
- Refill dog waste stations

Condos

- Monitored in wall heaters throughout buildings
- Fire Suppression Inspection replaced extra sprinkler heads and wrenches
- Getting estimates for internal hallway heaters
- Contracted Ridgeline Roofing to shovel roof drip edge and valleys on all condo buildings
- Check batteries and exit lights
- Installed vent caps on dryer vents
- Addressing leaking hot tubs and ice build up
- Fixing broken outlets in condo parking lots

Chalets

- Working with insurance adjuster to monitor crawlspace of 330
- Turned on crawl space heaters for few requesting owners
- Working with plumber to fix Chalet hose bibs that were broken
- Shoveled roof for leaks
- Contracted Ridgeline Roofing to shovel roof valleys
- Removed large icicles
- Working on replacing heat tape on a few units

Compactor

- Removed trash from compactor enclosure area- ongoing
- Reset power for compactor
- Continued Shoveled out compactor area
- Removed graffiti from compactor enclosure

FIRELIGHT RULE ENFORCEMENT REPORT JANUARY

Unit	Date of Infraction	Category	Action Taken	Warning Issued	Fine Issued	Notes	Comments
85 Aurora Lights Drive A16	12/22/22 12:57 PM	Garbage	First Warning	TRUE		Complaints that trash in hallway for day	
495 Firelight Drive	12/20/22 9:05 AM	Garbage	\$100 Fine	TRUE	TRUE	Trash can still out after 12/13	
277 Candlelight Drive	12/19/22 9:03 AM	Parking	First Warning	TRUE		Trailer parked overnight	owner responded delivering couch
85 Aurora Lights Drive A11	12/15/22 8:19 AM	Hot-tub	First Warning	TRUE		Leaking hot tub.	
229 Candlelight Drive	12/13/22 11:57 AM	Other	First Warning	TRUE		Garage door wrong color. sent paint codes	
495 Firelight Drive	12/13/22 11:56 AM	Garbage	First Warning	TRUE		Garbage can left out after pickup	
504 Firelight Drive	12/10/22 5:58 AM	Garbage	First Warning	TRUE		Garbage out after garbage day	
336 Candlelight Drive	12/10/22 5:58 AM	Parking	\$100 Fine	TRUE	TRUE	trailer parking overnight	
336 Candlelight Drive	12/09/22 10:10 AM	Parking	\$100 Fine	TRUE	TRUE	trailer parking	
85 Aurora Lights Drive A11	12/01/22 12:01 PM	Hot-tub	\$100 Fine	TRUE	TRUE	leaking hot tub	owner working to resolve leak
495 Firelight Drive	11/28/22 9:42 AM	Garbage	First Warning	TRUE		pumpkin still out	
365 Firelight Drive	11/28/22 8:19 AM	Other	First Warning	TRUE		Dumpster.	
336 Candlelight Drive	11/15/22 7:41 AM	Parking	First Warning	TRUE		Trailer	Please let us know if you are interested in temp trailer parking near compactor
495 Firelight Drive	11/15/22 7:40 AM	Garbage	First Warning	TRUE		Garbage can left out after trash pickup	
116 Candlelight Drive	11/15/22 7:39 AM	Garbage	First Warning	TRUE		Garbage can left out after pickup	
296 Firelight Drive	11/14/22 1:26 PM	Other	First Warning	TRUE		pumpkins	
184 Candlelight Drive	11/14/22 1:13 PM	Other	First Warning	TRUE		pumpkins and skeleton	
170 Candlelight Drive	11/14/22 1:08 PM	Other	First Warning	TRUE		Pumpkin	
140 Candlelight Drive	11/14/22 1:01 PM	Other	First Warning	TRUE		pumpkins	
173 Candlelight Drive	11/14/22 12:53 PM	Other	First Warning	TRUE		pumpkins	
115 Starlight Drive	11/14/22 12:07 PM	Other	First Warning	TRUE		Hose connected, Random stuff stored outside, Need pass on car driveway.	

Firelight Parking Enforcement Report JANUARY

Make of Vehicle	Date	Time	Unit/Tag Number	Location	Comments	Office Notes
Trailer	01/03/23	1030 am		Overflow Parking	trailer	
Toyota	12/30/22	6 am		Neighboring driveway	3-cars-wide	
Toyota	12/26/22	830 am		Neighboring driveway	NO PERMIT	
Toyota	12/26/22	8 am	398 Firelight Drive	Neighboring driveway	3-cars-wide	
Honda	12/20/22	10 am		Neighboring driveway	NO PERMIT	
Audi	12/20/22	10 am		Neighboring driveway	NO PERMIT	
Toyota	12/19/22	7 pm		Firelight	Blocking Neighbor	
Trailer	12/09/22	830 am	138 Starlight Drive	Overflow Parking	trailer	
Trailer	12/09/22	830 am	336 Candlelight Drive	Neighboring driveway	trailer	
Dodge	12/04/22	6 am		Overflow Parking	NO PERMIT/ trailer/ multiple spots	
Ford	12/03/22	1230 pm		A-Building	Snow removal	
Ford	12/03/22	1230 am		A-Building	Snow removal	
Toyota	12/03/22	1230 pm		Overflow Parking	Snow removal	
Ford	11/26/22	8 am			Snow removal	
Ford	11/26/22	8 am		A-Building	Snow removal	
Ford	11/26/22	8 am		A-Building	Snow removal	
Lexus	11/26/22	8 am		B-Building	Snow removal	
Ford	11/26/22	8 am	140 Candlelight Drive	Neighboring driveway	Snow removal	
Nissan	11/26/22	8 am		Overflow Parking	Snow removal	
Jeep	11/26/22	8 am	120 Firelight Drive C	C-Building	NO PERMIT	
Toyota	11/26/22	8 am		C-Building	Snow removal	
Dodge	11/17/22	9 am		B-Building	NO PERMIT/trailer/no parking	
Trailer	11/15/22	6 am	336 Candlelight Drive	Neighboring driveway	trailer	
Ford	12/30/22	1030 am	73 Starlight Drive	Starlight	Snow removal	
Ford	12/30/22	1115 am	85 Aurora Lights Drive	A-Building	Snow removal	
	12/20/22	7 am	390 Firelight Drive	Neighboring driveway	NO PERMIT	Verify this is their vehicle. No parking permit
Jeep	11/14/22	830 am	120 Firelight Drive C	C-Building	Snow removal	
Dodge	11/19/22	2 pm	199 Candlelight Drive	Overflow Parking	multiple spot/ trailer	
Honda	11/10/22	1030 am		B-Building	Snow removal	
Jeep	11/10/22	1030 am		Overflow Parking	Snow removal	
Ford	11/10/22	1030 am		Overflow Parking	Snow removal	
Ford	11/07/22	7 am		Starlight	NO PERMIT/ Fire-lane	
Nissan	11/28/22	9 am		Overflow Parking	NO PERMIT/ abandoned/ Snow removal	best rate towing

Firelight Meadows Owner's Communication

From the following owners (Martin & Mary Herring (C5), Katie Grice (C20), Beckie Brockie (C2)) the Board has received emails expressing objection and concern regarding the removal of Karla Y. from her board position.

Thank you for your email. The Bylaws of the Association of Unit Owners of Firelight Meadows Condominiums ("Bylaws") state, "The business and affairs of the Condominiums shall be governed by a Board of Directors elected from among the Unit Owners[.]" (Bylaws, Section 6, emphasis added) They also state that "a nominee for a Board member must be a Unit Owner or a person who has an ownership interest or is an officer, employee, partner, member or authorized agent in an entity owning a Unit." (Bylaws, Section 6, emphasis added) Upon the advice of counsel, the Board is simply trying to follow the Bylaws. We wish that Ms. Yaeger had an interest in a Unit so that she could continue her service on the Board.

We as the board are also going to discuss the option of editing the Bylaws per your request. Please let me know if you have any questions or concerns moving forward.

Kindest regards,
Julie

Julie Brown
President FLM HOA Board
Personal Fitness Trainer
Group Fitness & Yoga Instructor
Julie.Firelight@gmail.com

From: Mike Smart <mikesmartmt@gmail.com>
Sent: Thursday, November 17, 2022 11:17 AM
To: firelightmeadows@hotmail.com <firelightmeadows@hotmail.com>
Subject: FLOA Board

Hello, I would like know how FLOA board members are selected. I spoke with a couple other FL owners and asked them if they had received any communication from the board about the fact there was an opening on the board. Shouldn't all owners have the opportunity to become board members? It's interesting that you kicked two condo occupants off the board and one chalet board member took it upon themselves to bring on another chalet owner / friend. Is there a ratio that should be maintained between condo and chalet owners on the board. After attending the annual meeting and the meeting this past Wednesday, I am starting to see that one chalet board member maybe is trying to mold the board in a way to benefit themselves. The board in my mind should be made up of a diverse group of

people that can bring different and unique opinions. My trust level that the board is making decisions to benefit me as a condo owner has gone down after the last couple board meetings. Is there a hidden agenda? It was interesting to me that no board members showed up to face to face to tell the condo board members why he or she wanted them off the board. I hope this new chalet board member can help address some of the issues that are mainly at the chalets I.E. Parking, over occupancy that's putting a strain on the chalet septic system, the trash compactor etc. Our owners association costs continue to go up and as condo owner, I feel like I'm having to contribute money to pay for chalet problems. The chalet owners in my mind need to step up and start self policing their units. Looking on Air BNB and VRBO it becomes clear that mainly the chalets are being over occupied. I would like to see the condo and chalets have separate owners associations. Thus the chalet owners can pay for their own problems. Why am I contributing as a condo owner to the \$50k for policing the parking at the chalets? We don't have a parking issue at the condos! The updating of the septic system or systems- is the condo septic system failing and the chalet septic system
