

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.