



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

BOARD OF DIRECTORS MEETING

Feb 15, 2023, 6:00 – 8:00 PM (America/Denver)

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<b>Date:</b> Wednesday February 15, 2023	<b>Time:</b> 6:00 p.m. Mountain Time	<b>Location:</b> HPM Conference Room and Go To Meeting (Virtual meeting)
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Agenda		Presenter	Action
<b>Call to Order</b>		Julie	-
<b>6:00</b>	• Member Forum (new items for next agenda)		-
<b>6:05</b>	• Minutes of January Board Meeting	Julie	Approve
	• Minutes of Executive Session	Julie	Approve
<b>6:10</b>	• Schedule Next Board Meeting	All	-
<b>New Business</b>			
<b>6:15</b>	• Financial Update	Carol	-
<b>Old Business</b>			
<b>6:25</b>	• Roofing RFP Update	Carol	Discuss
<b>6:45</b>	• Irrigation Update/ Landscape Maintenance Plan	Mike	Discuss
<b>6:55</b>	• Water Sewer Update	Jim	Discuss
<b>Reports</b>			
<b>7:00</b>	• Property Management Report	HPM – Dan/Mike	Review
<b>7:05</b>	• Reported Roof Leaks	HPM	Review
<b>7:10</b>	• Rule & Parking Enforcement Reports	HPM - Derek	Review
<b>7:15</b>	• Owner Communications	HPM	Review
<b>Adjourn</b>		Julie	

**Firelight Board Meeting**  
Tuesday, January 10, 2023, 6:00 PM  
Meeting Minutes

**Attendance**

Board members in attendance included, Julie B., Carol P., Jim D., Matt W., Bob C. and Tom M. The owners present included, Kurt M., Sara B., Karen M., Karla Y. and Mike S., Ed H., Sarah R., Mary S., Becky B., Cackie B., Win R., Jeff G., Mark S., Rosalie R., Katie G., Michael D., Pat K., and Pierre T. 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 6:01 PM.

**Minutes of November Board Meeting**

*Matt W. motioned to approve the minutes as presented of the November Board Meeting. Carol P. seconded. All were in favor and the minutes were approved with suggested edit.*

**Schedule Next Board Meeting**

The next board meeting was scheduled for Wednesday, February 15, 2023, at 6:00 PM at the Hammond Property Management Conference Room. The February meeting will be held on a Wednesday to avoid conflicts with Valentine's Day.

NEW BUSINESS

**Financial Update:**

Carol P. presented the financial update. Financials in good standing. Funds were transferred from money market account to operating account to pay snow removal invoice and insurance. By February, the funds will be transferred. We were over budget as a result of insurance increase.

OLD BUSINESS

**Roofing RFP Update:**

Tabled till next month's meeting, providing time for new committee to meet. Will report next meeting.

**Irrigation Update:**

The proposal from Peak Water Services was recirculated to the Board, which was discussed at the last meeting for Phase 1 of the irrigation upgrade. The initial design to install tanks to eliminate stress on the existing well pumps. Phase 1 is the initial design and feasibility study. Project funding would come from reserves. Discussion was held.

*Carol P. motion to engage Peak Water Service initial phase 1 irrigation upgrade up to \$20,000 retainer regarding the irrigation holding tank system including tie in with purple pipe while investigating funding and grant options. Bob C. seconded. All in favor, motion carried.*

**Water Sewer Update:**

Jim D presented the update. Working with Gallatin County Commissioner office, we missed the December 1, 2023 deadline and next deadline is May 2024. Starting the process to approve signatures on petition next week. In the meantime, the Water Sewer District Board may be able to start working on funding applications and work with HLH. Discussion was held.

## REPORTS

### **Declaration/By-Law Rewrite Update:**

Margo cleaning up the draft documents with Board suggestions. The Board will review the draft. The Board would like to send out to ownership prior to Annual meeting. Discussion was held on timing of sending the draft to the ownership. Target communication to share draft with ownership is April.

### **Property Management Report:**

Dan L. presented the manager's report, which was included in the meeting packet. Focusing on the highlights of the report, the new street signs are installed, dryer vent caps installed on condo buildings. We have two estimates coming to update the condo building wall heaters, the emergency lights in building D need to be replaced. SavaTree is scheduled for spring.

### **Rule & Parking Enforcement Reports:**

Derek W. presented the highlights of rule enforcement report, which was included in the packet. Reminders for moving vehicles after snow events for snow removal. Both leaking hot tubs have been fixed or emptied.

The Board received the optional short-term parking program. A discussion was held. The Board welcomes feedback for the program to be discussed at the next meeting.

***Jim D. motioned to approve the optional Short Term Rental parking program for temporary implementation. Matt W. seconded the motion. All were in favor and the motion carried.***

### **Owner Communications:**

Owner communications included in the packet were discussed. Upon discovering that Karla Y. and Hannah D. were not unit owners in Firelight Meadows, and after review of the applicable governing documents, it was determined that they were not eligible to be on the Board. Their ineligibility created two vacancies on the Board. Bob C. was appointed by the Board at the next Board meeting to fill one vacancy (for the unexpired term). The second vacancy will be filled by the Association at the next annual Association meeting

If you are interested in participating on the Board, please let Hammond Property Management know. There is a running list in the office.

## **Adjourn**

The meeting adjourned at 7:46 PM.

**Firelight Meadows Owners Association  
Balance Sheet**

**Accrual Basis**

As of January 31, 2023

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	<u>Jan 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Bank Accounts</b>	
1st Security Operating 3557	149,081
1st Security Money Market 1164	66
1st Security Petty Cash 3007	5,414
	<hr/>
<b>Total Operating Bank Accounts</b>	154,561
<b>Reserve Bank Accounts</b>	
American Bank 2739	83,218
Edward D Jones	1,981,625
	<hr/>
<b>Total Reserve Bank Accounts</b>	2,064,843
<b>Total Checking/Savings</b>	2,219,404
<b>Accounts Receivable</b>	
Accounts Receivable	131,125
	<hr/>
<b>Total Accounts Receivable</b>	131,125
<b>Other Current Assets</b>	
Prepaid Legal	1,000
	<hr/>
<b>Total Other Current Assets</b>	1,000
<b>Total Current Assets</b>	2,351,529
	<hr/>
<b>TOTAL ASSETS</b>	<b><u>2,351,529</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	30,757
	<hr/>
<b>Total Accounts Payable</b>	30,757
<b>Other Current Liabilities</b>	
Landscape Upgrades Payable	67,000
	<hr/>
<b>Total Other Current Liabilities</b>	67,000
<b>Total Current Liabilities</b>	97,757
	<hr/>

**Firelight Meadows Owners Association  
Balance Sheet**

**Accrual Basis**

As of January 31, 2023

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	<u>Jan 31, 23</u>
<b>Total Liabilities</b>	97,757
<b>Equity</b>	
<b>Reserve Fund Balance</b>	
Reserve CondoCarpet Replace...	15,000
Reserve Fund Balance - Other	<u>2,098,210</u>
<b>Total Reserve Fund Balance</b>	2,113,210
<b>Retained Earnings</b>	(85,335)
<b>Net Income</b>	<u>225,898</u>
<b>Total Equity</b>	<u>2,253,773</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,351,529</u></u>

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

**Accrual Basis**

January 2023

	Jan 23	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Quarterly Assessment Income</b>			
Chalet - Quarterly Assessment	185,232	185,232	0
Condo - Quarterly Assessment	120,560	120,560	0
<b>Total Quarterly Assessment Income</b>	305,792	305,792	0
<b>Finance and Late Fee Charges</b>	0	0	0
<b>Membership Dues</b>	0	0	0
<b>Parking Income</b>	8,600	0	8,600
<b>Fine Income for Violations</b>	0	0	0
<b>Total Income</b>	314,392	305,792	8,600
<b>Gross Profit</b>	314,392	305,792	8,600
<b>Expense</b>			
<b>General Common Expenses</b>			
Insurance	20,029	20,029	(0)
<b>Landscape and Sprinkler</b>			
Landscape Management	0	0	0
Landscape Tree & Pesticides	0	0	0
Irrigation Maintenance	0	0	0
<b>Total Landscape and Sprinkler</b>	0	0	0
<b>Landscape Upgrades</b>	0	0	0
<b>Trash Removal</b>	4,386	4,167	220
<b>General Maintenance &amp; Repairs</b>	190	4,167	(3,977)
<b>Snow Removal</b>	24,596	25,000	(404)
<b>Roof Snow Removal</b>	18,178	23,867	(5,689)
<b>Management Company</b>	10,082	10,082	0
<b>Parking Rule Enforcement</b>	4,405	4,405	(0)
<b>Accounting</b>	1,602	1,602	(0)
<b>Legal - General</b>	1,239	1,667	(428)
<b>Legal - Water &amp; Sewer Issues</b>	0	833	(833)
<b>Office Expense</b>	240	333	(93)

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

Accrual Basis

January 2023

	Jan 23	Budget	\$ Over Budget
Postage & Delivery	30	42	(12)
Meeting Expense	0	167	(167)
<b>Total General Common Expenses</b>	<b>84,977</b>	<b>96,360</b>	<b>(11,383)</b>
Limited Common Expense - Chalet Chimney Cleaning - Chalet	0	0	0
<b>Total Limited Common Expense - C...</b>	<b>0</b>	<b>0</b>	<b>0</b>
Limited Common Expense - Condo Carpet Replacement	0	0	0
Condo Utilities - Building	1,874	1,458	416
Reimbursement SnowMelt Electric	0	0	0
Telephone Condo Fire Alarm Syst	373	433	(60)
Condo - Cleaning and Rugs	3,200	2,583	617
Fire Alarm System Monitoring	203	208	(5)
Fire Extinguisher Inspection	0	0	0
Maintenance & Repair Condo Only	0	42	(42)
<b>Total Limited Common Expense - C...</b>	<b>5,650</b>	<b>4,725</b>	<b>925</b>
<b>Total Expense</b>	<b>90,627</b>	<b>101,085</b>	<b>(10,458)</b>
<b>Net Ordinary Income</b>	<b>223,765</b>	<b>204,707</b>	<b>19,058</b>
<b>Other Income/Expense</b>			
Other Income			
Postage Income	50	0	50
Edward D Jones Interest Income	1,969	0	1,969
Savings Interest Income	114	0	114
<b>Total Other Income</b>	<b>2,132</b>	<b>0</b>	<b>2,132</b>
Other Expense			
Reserve Expenses	0	0	0
Federal Income Tax on Interest	0	0	0
Water & Sewer Delinquent paid	0	0	0
Reserve Contribution	0	0	0
<b>Total Other Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Other Income</b>	<b>2,132</b>	<b>0</b>	<b>2,132</b>
<b>Net Income</b>	<b>225,898</b>	<b>204,707</b>	<b>21,191</b>



Firelight BOD Meeting 02.15.2023  
Managers' Report

Routine Maintenance

- Installed Towing Signs for Best Rate
- Continue replacement of streetlights throughout campus
- Continue campus trash pick up
- Working with Matt Huggins at West Fork Utilities on potential irrigation upgrade
- Refill dog waste stations
- Snow removal for hydrants and propane tanks

Condos

- Monitored in wall heaters throughout buildings, acquiring estimates for replacement
- Contracted Ridgeline Roofing to shovel roof drip edge and valleys on all condo buildings
- Subcontractor working on shoveling roofs for multiple units with leaks
- Installing exit lights building D
- Fixed broken outlets in condo parking lots
- Checked laundry drainage for Building A

Chalets

- Working with plumber to fix Chalet hose bibs that were broken
- Shoveled multiple units with roof leaks
- Contracted Ridgeline Roofing to shovel roof valleys for preventative maintenance
- Removed large icicles
- Working on replacing heat tape on a few units
- Work with rental company for leak at 58 Candlelight
- 

Compactor

- Removed trash from compactor enclosure area- ongoing
- Reset power for compactor
- Continued snow removal for compactor area



**FIRELIGHT PARKING ENFORCEMENT REPORT FEBRUARY**

<b>Make of Vehicle</b>	<b>Date</b>	<b>Time</b>	<b>Unit/Tag Number</b>	<b>Location</b>	<b>Comments</b>	<b>Office Notes</b>
Subaru	02/10/23	830 am	338 Firelight Drive	Neighboring driveway	Blocking Neighbor	Repeat offender, fine
Toyota	02/09/23	1130 am	85 Aurora Lights Drive A18	A-Building	parked in handicap spot	Vehicle will be booted and towed if repeat offense
skyline van	02/08/23	2 pm		A-Building	handicap spot	
Jeep	02/07/23	10 am		Candlelight	NO PERMIT	
Toyota	02/07/23	10 am	359 Candlelight Drive	Neighboring driveway	NO PERMIT	
Dodge	02/07/23	10 am	352 Candlelight Drive	Neighboring driveway	NO PERMIT	
Subaru	02/07/23	10 am		Candlelight	NO PERMIT	
Ford	02/07/23	10 am	221 Candlelight Drive	Neighboring driveway	NO PERMIT	
Toyota	02/07/23	10 am	224 Candlelight Drive	Neighboring driveway	NO PERMIT	
Honda	02/07/23	10 am		Candlelight	NO PERMIT	
Volkswagen	02/07/23	10 am	191 Candlelight Drive	Neighboring driveway	NO PERMIT	
Jeep	02/07/23	10 am	184 Candlelight Drive	Neighboring driveway	NO PERMIT	
Toyota	02/07/23	10 am	181 Candlelight Drive	Neighboring driveway	NO PERMIT	Owner reported vehicle does not belong to unit
Subaru	02/07/23	10 am		Candlelight	NO PERMIT	
Chevy	02/07/23	10 am		Candlelight	NO PERMIT	
Jeep	02/07/23	9 am		A-Building	NO PERMIT	
Subaru	02/07/23	9 am	495 Firelight Drive	Neighboring driveway	NO PERMIT	
Subaru	02/07/23	9 am		Overflow Parking	NO PERMIT	
Subaru	02/07/23	9 am		Overflow Parking	NO PERMIT	
Ford	02/07/23	9 am	398 Firelight Drive	Neighboring driveway	NO PERMIT	
Chevy	02/07/23	9 am	389 Firelight Drive	Neighboring driveway	NO PERMIT	Permit in middle console
Ford	02/07/23	9 am	353 Firelight Drive	Neighboring driveway	NO PERMIT	
Ford	02/07/23	9 am	120 Firelight Drive C12	C-Building	NO PERMIT	
Chevy	02/07/23	9 am		Overflow Parking	NO PERMIT	
GMC	02/07/23	9 am	155 Aurora Lights Drive B04	B-Building	NO PERMIT/ 2nd warning	
Dodge	02/07/23	9 am		B-Building	NO PERMIT/ 2nd warning	
Honda	02/03/23	1 pm	207 Candlelight Drive	Neighboring driveway	Snow removal	
Honda	02/03/23	1 pm		Neighboring driveway	NO PERMIT/ 3 wide	
Ford	02/03/23	1 pm	325 Firelight Drive	Overflow Parking	Snow removal	
KIA	02/03/23	1 pm	50 Firelight Drive D05	D-Building	Snow removal	
Chevy	02/01/23	845 am		B-Building	Snow removal	
Saturn	01/30/23	950 am	116 Candlelight Drive	Neighboring driveway	Blocking Neighbor	
box truck	01/25/23	5 am		D-Building	No Parking Area/ no pass	
Chevy	01/24/23	130 pm		C-Building	NO PERMIT	
Chevy	01/24/23	130 pm		A-Building	NO PERMIT	
Nissan	01/24/23	130 pm		Candlelight	NO PERMIT	
Toyota	01/24/23	130 pm		Overflow Parking	NO PERMIT	
GMC	01/24/23	130 pm	277 Candlelight Drive	Neighboring driveway	NO PERMIT	
Ford	01/24/23	130 pm	221 Candlelight Drive	Neighboring driveway	NO PERMIT	
Ford	01/24/23	130 pm	215 Candlelight Drive	Neighboring driveway	NO PERMIT	
Lexus	01/24/23	130 pm		Candlelight	NO PERMIT	
GMC	01/24/23	130 pm	496 Firelight Drive	Neighboring driveway	NO PERMIT	
Jeep	01/24/23	130 pm	481 Firelight Drive	Neighboring driveway	NO PERMIT	
Toyota	01/24/23	130 pm	456 Firelight Drive	Neighboring driveway	NO PERMIT	
Toyota	01/24/23	130 pm		Overflow Parking	NO PERMIT	
Subaru	01/24/23	130 pm		Overflow Parking	NO PERMIT	
Toyota	01/24/23	130 pm		Overflow Parking	NO PERMIT	
Jeep	01/24/23	130 pm		Firelight	NO PERMIT / no plates	
Ford	01/24/23	130 pm	313 Firelight Drive	Neighboring driveway	NO PERMIT	
Nissan	01/23/23	730 am		A-Building	parked in handicap spot/ no tag	
Jeep	01/11/23	9 am		Firelight	NO PERMIT/ Fire-lane	
Trailer	01/10/23	1 pm	155 Aurora Lights Drive B18	B-Building	Trailer	
Ford	01/09/23	830 am		Neighboring driveway	Blocking Neighbor/ no tag	
Subaru	01/12/23	815 am	338 Firelight Drive	Neighboring driveway	Blocking Neighbor	

FIRELIGHT RULE ENFORCEMENT REPORT FEBRUARY

Unit	Date of Infraction	Category	Action Taken	Warning Issued	Fine Issued	Notes	Comments
50 Firelight Drive D06	02/02/23 9:26 AM	Hallway storage	First Warning	TRUE		garbage in hall	
50 Firelight Drive D01	02/02/23 9:22 AM	Garbage	First Warning	TRUE		garbage in hall	
140 Candlelight Drive	01/30/23 8:55 AM	Garbage	First Warning	TRUE		overflowing	
489 Firelight Drive	01/30/23 8:49 AM	Garbage	First Warning	TRUE		overflowing	
447 Firelight Drive	01/30/23 8:48 AM	Garbage	First Warning	TRUE		overflowing out of trash can and extra trash can	
405 Firelight Drive	01/30/23 8:47 AM	Garbage	First Warning	TRUE		overflowing	
352 Candlelight Drive	01/23/23 9:29 AM	Garbage	First Warning	TRUE		garbage bag left next to front door	cleaning crew
130 Starlight Drive	01/23/23 9:28 AM	Garbage	First Warning	TRUE		Trash can not bear proof and recycling center on 191	
140 Candlelight Drive	01/17/23 9:10 AM	Garbage	First Warning	TRUE		trash out after trash day	
50 Firelight Drive D05	01/13/23 10:08 AM	Hallway storage	First Warning	TRUE		chair in hallway	
88 Starlight Drive	01/13/23 7:34 AM	Parking	First Warning	TRUE		Vehicle parked in street, school bus had difficulty passing	
155 Aurora Lights Drive B18	01/11/23 9:23 AM	Parking	First Warning	TRUE		trailer	

**Firelight Roof Leaks 2022 - 2023**

<b>Unit/ Address</b>	<b>Date Reported</b>	<b>Leak Location</b>	<b>Follow Up Comments</b>
173 Candlelight	12/12/22	Vent area	none, roof shoveled which stopped leak
192 Candlelight	12/27/22	Vent area kitchen, heat tape not working	roof shoveling scheduled 12/28
167 Candlelight	12/28/22	Master Bathroom	Roof shoveling scheduled for 12/28, NOTE: place plywood on hot tub
A13	01/11/23	outlet	Roof shoveling
167 Candlelight	01/11/23	drywall bubbling and electrical switches shocking owners	Grizzly Electric checked outlets and Rich Bennett checked moisture readings
406 Firelight	01/16/23	Front Entry; contacted by Go Big	Roof Shoveled 01/16/23
B12	01/16/23	kitchen	Roof Shoveled 01/16/23
328 Candlelight	01/16/23	Kitchen Fan	
156 Candlelight	01/18/23	master bedroom	Roof Shoveled 01/18
365 Firelight	01/18/23	master bedroom	reported by construction crew; roof shovel scheduled
A19	01/19/23	beam in living room	drywall damage, roof shovel scheduled
B18	01/20/23	leak	stay mt reporting, will send pictures, roof shoveled
173 Candlelight	01/30/23	continued from 12/12; from vent return	roof shovel vent area
D20	01/30/23	exterior wall above window	roof shoveled 1/31
B16	01/29/23	exterior wall	roof shoveled 01/29/23
B12	02/01/23	kitchen where vaulted meets flat; continued 01/16	roof shoveling scheduled; working on condos this week
229 CL	02/05/23	roof leak - kitchen window	roof shoveling requested
A11	02/06/23	window in kitchen	Already shoveled; crew will review and roof shoveling scheduled
191 CL	02/08/23	kitchen, above fridge adjacent to front door	roof shoveling, 02/08/23
B11	02/08/23	kitchen where vaulted meets flat	roof shoveling
A Building	02/08/23	first entry on the back - entry way	5 gallon bucket to catch leak; roof shoveling
B17	02/10/23	Master bedroom	roof shoveling scheduled

## Owner Communications

**From:** Becky Brockie <rbrockie78@gmail.com>

**Sent:** Tuesday, January 10, 2023 8:05 AM

**To:** Julie Brown <julie.firelight@gmail.com>

**Cc:** Carol.Powell.Firelight <carol.powell.firelight@gmail.com>; Jim Dolan <jdolanfirelighthoa@outlook.com>; Matt. BS FLM Pres Walker <mattwalker.flm@gmail.com>; Bob Cundey BS <bob.cundey@gmail.com>; Tom Marino <tom.firelight@gmail.com>; Julie Burgess <jburgess@hpmmontana.com>; Karla Yeager <karla19yeager@gmail.com>; mikesmartmt@gmail.com

**Subject:** Re: Thank you

[EXTERNAL]

Hello Julie and other Firelight Board Members:

Can you please tell me why my letter was not included in the board packet, although I do appreciate the notation of the letter, the general response recorded, as well as Mike Smart's letter?

I don't believe the issue of Karla Yeager's removal has been adequately and fully addressed. From the section quoted in the November 2022 minutes: "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." Nowhere in the bylaws are the terms officer, employee, partner, member, and authorized agent further defined. Because the bylaws lack clarity in defining these terms, Karla qualifies as a partner to serve, by its broad definition, and should have remained on the board as this is the only reason for her removal that has been provided to me directly or stated in the board's November 2022 minutes. The minutes do note that the board is acting on "advice of counsel." I am requesting a copy of this counsel.

I would also like to know how legal counsel advised the replacement of Karla Yeager as bylaws were not followed. I noted from the November 2022 minutes that a new board member is already in place. Per section 6 of the bylaws, "**The Unit Owners shall nominate and elect the directors,**" and a variety of voting should have been allowed to nominate a new board member: "Director positions shall be voted upon by **category by the Unit owners present at the meeting** in person, by proxy, or by written ballot."

There have been multiple violations of the bylaws in the replacement of Karla Yeager. First, owners did not nominate or elect Karla's replacement--the board provided no opportunity for this and took matters into its own hands instead of "Unit Owners." Additionally, owners not present at the November meeting never received an opportunity to submit a proxy or written vote. **Third, according to the minutes, owners present at the meeting did not vote either.** Per the minutes, "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."

It appears the board held an election internally with only board members being allowed to nominate and vote. I do realize section 10 allows the board to fill a vacancy, but this feels flimsy when the board created its own vacancy using inapplicable bylaws as justification. If anything, the board needed to follow section 10 to remove Karla with 3/4 approval from owners, which did not happen.

I do realize you are all volunteers, but the board stripped my volunteer representative of her position and quoted bylaws to do so. The bylaws quoted as an explanation are not applicable as Karla qualifies as a partner of a unit owner since the bylaws neglect to more formally define this term. Additionally, the board also failed to follow the bylaws it claimed to be upholding when it replaced Karla Yeager with Bob Cundy.

I also noted from the minutes that the bylaws have been rewritten. When will unit owners receive a copy for review?

Becky Brockie

Owner of Unit C2