

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:

Margot 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.