

Firelight Board Meeting
Wednesday, February 15, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Carol Powell, Jim Dolan, and Matt Walker. The owners present included Kurt Mueller, Sara Berkstresser, Karla Yeager, Sarah Rainwater, Mary Stiebler, Becky Brockie, Cackie Brosseau, Win R., Jeff Gill, Rosalie Roeder, and Katie Grice. Others present included Julie Burgess, Dan Lukas, Derek Weinrich, and Mike Palmer of Hammond Property Management.

CALL TO ORDER

Julie Brown called the meeting to order at 6:04 PM.

Minutes of January Board Meeting

Walker motioned to approve the minutes as presented of the January Board Meeting. Powell seconded. All were in favor and the minutes were approved.

Minutes of Board Executive Session

Walker motioned to approve the minutes as presented of the Executive Session. Powell seconded. All were in favor and the minutes were approved.

Schedule Next Board Meeting

The next board meeting is scheduled for Tuesday, March 14, 2023, at 6:00 PM at the Hammond Property Management Conference Room.

NEW BUSINESS

Financial Update:

Powell presented the financial update reviewing the balance sheet (\$154,561 in operating; \$2,064,843 in reserves). The parking for the RV lot income is not included in the budget, will make the update to the budget for next year with potential increase of rent.

A question was raised why the roof shoveling budget is under with the amount of snow removal this year. The roof shoveling companies have not submitted all the invoicing at this time.

OLD BUSINESS

Roofing RFP Update:

Powell reported the seven-member roofing committee held their first meeting. The committee is getting organized and working on the next steps to create an RFP package. Working with some building consultants, engineers and building envelope specialists to verify what is happening with heat loss and issues with the roofs of condos and chalets. The reason to do this is to ensure that we are doing our due diligence before we propose anything to the ownership. Palmer reiterates that no decisions have been made. Nothing has been decided yet.

The 2022-2023 Firelight Roof Leak reports included in the packet was reviewed. This year with the early snow with cold temperatures has been very problematic around Big Sky. The roof snow removal crews have been working on the active leaks. Preventative roof shoveling has started. However, these crews are very reactive to active leaks. Expect more snow shoveling to come.

There have been many roof leaks across Big Sky. None reported at complexes with cold roofs. The roofing committee will explore all options for roofing.

Landscape Maintenance Plan:

Palmer asked for the Board's thoughts on landscaping company for the upcoming summer. HPM will update the RFP and bid out the landscaping contract. Palmer pointed out that we have had trouble soliciting bids for the Firelight campus.

Water Sewer Update:

Nothing to report for the district creation.

Walker shared an email from West Fork Utilities, which was received prior to the meeting. West Fork Utilities completed two monitoring wells last week. They will be surveying the wells to measure the water table elevations over the next year to determine the groundwater flow direction. This work will not require any larger equipment or further snow removal. The findings of this study could potentially have a big impact on the future DEQ requirements for treatment.

REPORTS

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 team has focused on the roof leaks and documenting leaks for spring repairs. We have two estimates for updating the condo building wall heaters. However, they will be continuing to work on estimates since they will not be the same size as existing. The emergency lights in building D will be installed. Heat tape at the condo building was checked. It is working but with the temperatures and ice, it can not maintain heat.

Palmer thanked the Firelight owners for their patience during the large snow event while removing snow. Firelight campus has a lot of real estate to store snow, we should not see snow exportation off campus. We may have to move to different areas on campus.

Road peeling to remove the road pack will be starting soon, weather permitting. This work will be conducted with a front-end loader and is included in the snow removal budget.

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. No one has utilized the optional short-term parking program temporarily initiated at the January meeting.

Owner Communications:

An owner followed up on her letter from the November meeting packet. Asking about the HOA dues and communication of roofing project. The HOA financials are shared with the ownership at the monthly meetings and budgets are reviewed and approved at the annual meeting. The roofing project has been discussed over the past two years and is still in the research stages. No decisions have been made at this time.

A discussion was held regarding the two recent vacancies on the Board. It was reiterated that 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. One board member 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. These members were given the opportunity to be added to the deed to their unit.

The current Board conducted an executive session to review, discuss, and ratify the Board Minutes during the time in which Karla Yeager and Hannah Damberg were on the Board.

The creation of the Water Sewer District petition, the signatures are currently in the verification process.

Adjourn

The meeting adjourned at 7:11 PM.