

Firelight Board Meeting
Tuesday, March 14, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Carol Powell, Jim Dolan, Matt Walker, Bob Cundey and Tom Marino. The owners present included Sara Berkstresser, Karla Yeager, Nick Barrantes, Mary Stiebler, Cackie Brosseau, Becky Brockie. Others present included Ty Moline of Agency Insurance, Julie Burgess, Dan Lukas, Derek Weinrich, Mike Palmer and Scott Hammond of Hammond Property Management.

CALL TO ORDER

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

Minutes of February Board Meeting

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

NEW BUSINESS

Financial Update:

Powell presented the financial update stating that several CDs were renewed with interest rates between 5.00% and 5.40%, much higher rates than previous terms. She will be following up with multiple owners that are past due. Expect roof snow removal to be over budget, not all invoicing submitted at this time.

Insurance:

Moline and Powell explained that the current Nationwide Policy will be cancelled April 2023. The state of Montana is included with other Western States that are susceptible to wildfires. Moline has experienced this issue with other renewals this year. There are a couple insurance carriers that could potentially insure the HOA. Currently it is a tough market for insurance in the Big Sky area. Expect potential increase of 25% for insurance premiums.

OLD BUSINESS

Roofing Committee Update:

Palmer reported it has been a good winter to review heat loss and the roof issues. The committee is still working on creating a Request for Proposal (RFP). Working with different entities; roofing consultants, architect, engineers and building envelope specialists to develop the scope of work for the RFP. Palmer reiterates that no contractors have been enlisted. Hoping to have pricing on the design work for the next meeting.

Irrigation Update:

Palmer reported that HPM is exchanging information with the Peak Water engineer. The irrigation system was installed in five different phases by different contractors which creates inconsistencies, such as connections and piping used. The recommendations in the report will be shared with the landscaping committee.

With the work completed last fall, eliminating zones. HPM is cautiously hopeful that will provide improvements to the current system. Doug Gion will continue to work with the irrigation system and has provided been an integral part of the irrigation project.

Water Sewer Update:

Nothing to report for the district creation. Gallatin County is working on verifying the signatures on the petition.

REPORTS

Declaration and By-Law Rewrite Update:

Powell has contacted the Attorney. More to report next month.

Property Management Report:

Lukas presented the manager's report, which was included in the meeting packet. Focusing on the highlights of the report. Currently, the crew is pulling snowpack, the condo buildings and the entrances are completed. The cleanup team will be following after pulling the pack. The preventative roof shoveling team has been working on chalet valleys and condo buildings. Lukas shared potential wall heaters replacements for the condo buildings which has tamper proof thermostats. The emergency lights in building D have been installed. The outlets for engine block heaters in the condo parking lots have been repaired.

HPM will follow up with the recycling bins to make sure we have the same receptacles.

The gas meter roofs are covered with ice. The roofs were originally installed to protect the meters. Once the snow is gone, HPM will look into bids to replace the roofs. HPM team has shoveled paths to the meters this year.

Rule & Parking Enforcement Reports:

Derek W. presented the highlights of rule enforcement report, which was included in the packet. One vehicle was towed, which had an invalid parking permit for the wrong unit number. No one has utilized the optional short-term parking program temporarily initiated at the January meeting.

There was an incident with someone tagging vehicles with similar parking stickers, that do not have the Hammond Property Management logo or contact information.

Roof Leak Report:

The 2022-2023 Firelight Roof Leak reports included in the packet was reviewed. Roof leaks were decreasing with the preventative shoveling. There was a surge with the high temperatures this weekend. The roof snow removal crews have been working on the active leaks.

Owner Communications:

No submissions this month.

Adjourn

The meeting adjourned at 6:42 PM.