

Firelight Board Meeting
Tuesday, April 11, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Jim Dolan, Matt Walker, and Bob Cundey. The owners present included Ed Hawthorne, George and Cynthia Hearon, Sarah Rainwater, Rosalie Roeder, Pat Krause, Eric Lipton and Jeff Gill. Others present included 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 6:04 PM.

Minutes of March Board Meeting

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

Schedule Next Board Meeting

The next board meeting is scheduled for Tuesday, May 16, 2023, at 6:00 PM at the Hammond Property Management Conference Room.

NEW BUSINESS

Landscaping Maintenance Contract:

Hammond Property Management received three bids from contractors. A discussion was held.

Walker motioned to approve the Precision Landscape bid. Cundey seconded. All were in favor of Precision Landscape for Summer 2023.

Landscaping Walkthrough Schedule:

Hammond Property Management will schedule a campus walk through with Board and Landscaping Committee in the beginning of May. The landscaping cost sharing program will be a continued option for owners.

OLD BUSINESS

Roofing Committee Update:

The Roofing Committee met April 10, 2023. The committee is finalizing documentation for the 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 May meeting.

Irrigation Update:

Palmer reported that Peak Water is close to submitting the recommendations report. The implementation of landscaping recommendations could be completed Fall 2023 at the earliest. The association has paid \$10,000 for the feasibility study, no additional payments will be made without Board approval.

HPM is cautiously hopeful that the work completed last fall, eliminating zones will provide improvements to the current system.

REPORTS

Declaration and By-Law Rewrite Update:

The HOA insurance is expiring April 24, 2023. The Declaration and By-Law update has been pushed to the May Meeting.

Property Management Report:

Lukas presented the manager's report, which was included in the meeting packet. Focusing on the highlights of the report. HPM has scheduled a large local drywall company along with painters to work on the interior damage from roof leaks this winter. Contractors are schedule for the spring to work on soffit and siding repairs.

HPM follow up with Four Corners Recycling, during the end of season they provide both a 8 yard and 5 yard bins to help with overflow issues. The two 5- yard receptacles will be on campus in the next few weeks.

Rule & Parking Enforcement Reports:

Derek W. presented the highlights of rule enforcement report, which was included in the packet. After the snow melts, enforcement will focus on spring clean up and patio storage.

Roof Leak Report:

The 2022-2023 Firelight Roof Leak reports included in the packet was reviewed.

Owner Communications:

No submissions this month.

A discussion was held regarding a recent sale of the CB lot in the Firelight tract. Hammond will reach out to the new owner.

Adjourn

The meeting adjourned at 7:08 PM.