



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

BOARD OF DIRECTORS MEETING

Firelight Monthly Board Meeting

Aug 1, 2023, 6:00 – 8:00 PM (America/Denver)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/454571621>

You can also dial in using your phone.

Access Code: 454-571-621

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Date: Tuesday, August 1, 2023	Time: 6:00 p.m. Mountain Time	Location: HPM Conference Room and Go To Meeting (Virtual meeting)
---	---	--

Agenda		Presenter	Action
Call to Order		Julie	-
6:00	• Member Forum (new items for next agenda)		-
6:05	• Minutes of June Board Meeting	Julie	Approve
6:10	• Schedule Next Board Meeting	All	
	• Annual Meeting September 19, 2023		
New Business			
6:20	• Financial Update	Carol	Discuss
6:30	• Rules and Regulations		
6:40	• Annual Meeting Agenda Items	All	
Old Business			
6:50	• Roof Update	HPM - Mike	
Reports			
7:00	• Declaration/By-Law Re-write Update	Julie	-
7:10	• Property Management Report	HPM – Dan/Mike	Review
7:15	• Rule & Parking Enforcement Reports	HPM - Derek	Review
7:20	• Window replacement	HPM	Review
7:25	• Owner Communications	HPM	Review
Adjourn		Julie	

Firelight Board Meeting
Tuesday, June 20, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Matt Walker, Carol Powell, and Tom Marino. The owners present included Karla Yeager & Mike Smart, Rosalie Roeder, Becky Brockie, Ed Hawthorne, John Cain, and Sara Sipe. 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 6:17 PM.

Minutes of May Board Meeting

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

Schedule Next Board Meeting

The next board meeting is scheduled for Tuesday, August 1, 2023, at 6:00 PM at the Hammond Property Management Conference Room. There will not be a monthly board meeting in July, the board budget meeting will be held on July 18, 2023, at 6:00 PM. The Annual Meeting is scheduled for September 19, 2023, at the Big Sky Water Sewer Conference Room.

NEW BUSINESS

Financial Update:

Powell presented the financial update. Funds have been transferred from reserves to pay bills for the repairs for roof leaks. There are two roof leak claims on the old insurance policy. The general maintenance line item, roof snow removal and legal fees are over budget. Powell noted that one of the high past due owner accounts has been paid.

OLD BUSINESS

Insurance Update:

The board approved changing insurance brokers from Agency Insurance Division to Risk Strategies. The HOA accounts will be moved over as of September. The insurance policy will not change at this time, the grilling and smoking requirements remain in effect. The new broker will be able to give the HOA viable options and potential cost savings in the future.

REPORTS

Declaration and By-Law Rewrite Update:

The attorney is working on the final draft for Board approval. After the Board approval the draft will be shared with ownership. The board hopes to send the rewrite out with the Annual Meeting packet. If the timing is an issue, there will be a Special Meeting at a later date.

Property Management Report:

Lukas presented the manager's report, which was included in the meeting packet. The landscape committee identified locations of the new trees for this year, a total of 21 trees will be planted. A

landscape committee walkthrough will be planned for the beginning of July. The tree leaders have been replaced. Savatree fertilized over 800 trees on campus. The streetlights have been replaced. The drywall contractor will be on site tomorrow to start the winter roof leak repairs. The condo heaters have been ordered. Hammond is working on the painting touch up.

Gallatin Water Works has prepped the irrigation system over Memorial Day. With the rain, the irrigation system has not been running, except for the drip line irrigation for trees.

Palmer updated the group on the roofing project. Continuing to work on contracts. There will be aerial photography next week and some roofing evaluations. The phase 1 roofs will be heavily reviewed. There is a bucket catching water in the A building hallway. Ace Roofing will be working to repair shingles.

Brown shared that the roof on 167 has been fixed. Peak water is working with the Board to investigate water in the 330 unit.

The second story condo exterior lights will be installed July 1, 2023.

Rule & Parking Enforcement Reports:

Derek W. presented the highlights of rule enforcement report, which was included in the packet. The first round of inspections there were 140 grills. The Habitat for Humanity Restore of Belgrade picked up the dropped off grills, this was a free service for the HOA. Spring Patio inspections were conducted. There were minimal parking violations. Hammond Property Manage was tasked with monitoring window coverings and shovels on patios,.

Member Forum:

Rules and Regulations, Window Replacement, Roofing update, and Peak Water update will be added to the next agenda.

Owner Email Communications:

No submissions this month.

Adjourn

The meeting adjourned at 7:11 PM.

Firelight Meadows Owners Association
Balance Sheet

Accrual Basis

As of June 30, 2023

	<u>Jun 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
1st Security Operating 3557	34,991
1st Security Money Market 1164	30,065
1st Security Petty Cash 3007	<u>5,414</u>
Total Operating Bank Accounts	70,469
Reserve Bank Accounts	
American Bank 2739	45,969
Edward D Jones	<u>1,790,278</u>
Total Reserve Bank Accounts	<u>1,836,247</u>
Total Checking/Savings	1,906,717
Accounts Receivable	
Accounts Receivable	<u>34,978</u>
Total Accounts Receivable	34,978
Other Current Assets	
Prepaid Legal	<u>1,000</u>
Total Other Current Assets	<u>1,000</u>
Total Current Assets	<u>1,942,695</u>
TOTAL ASSETS	<u>1,942,695</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>17,906</u>
Total Accounts Payable	17,906
Other Current Liabilities	
Landscape Upgrades Payable	<u>62,000</u>
Total Other Current Liabilities	<u>62,000</u>
Total Current Liabilities	<u>79,906</u>

**Firelight Meadows Owners Association
Balance Sheet**

Accrual Basis

As of June 30, 2023

	<u>Jun 30, 23</u>
Total Liabilities	79,906
Equity	
Reserve Fund Balance	
Reserve CondoCarpet Replace...	25,000
Reserve Fund Balance - Other	<u>1,994,043</u>
Total Reserve Fund Balance	2,019,043
Net Income	<u>(156,254)</u>
Total Equity	<u>1,862,789</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,942,695</u></u>

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

Accrual Basis

January through June 2023

	Jan - Jun 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Quarterly Assessment Income			
Chalet - Quarterly Assessment	370,464	370,464	0
Condo - Quarterly Assessment	241,120	241,120	0
Total Quarterly Assessment Income	611,584	611,584	0
Finance and Late Fee Charges			
Abated Interest & Penalties	(56)	0	(56)
Finance and Late Fee Charges - O...	983	0	983
Total Finance and Late Fee Charges	927	0	927
Membership Dues	1,400	0	1,400
Parking Income	11,980	0	11,980
Fine Income for Violations	100	0	100
Total Income	625,991	611,584	14,407
Gross Profit	625,991	611,584	14,407
Expense			
General Common Expenses			
Insurance	295,116	240,350	54,766
Landscape and Sprinkler			
Landscape Management	25,500	45,000	(19,500)
Landscape Tree & Pesticides	36,287	40,000	(3,713)
Irrigation Maintenance	5,080	30,000	(24,920)
Total Landscape and Sprinkler	66,867	115,000	(48,133)
Landscape Upgrades	0	30,000	(30,000)
Trash Removal	25,551	25,000	551
General Maintenance & Repairs	76,429	25,000	51,429
Snow Removal	98,386	100,000	(1,614)
Roof Snow Removal	103,499	41,600	61,899
Management Company	60,491	60,491	0
Parking Rule Enforcement	26,431	26,432	(0)
Accounting	9,611	9,611	(0)
Legal - General	15,470	10,000	5,470
Legal - Water & Sewer Issues	0	5,000	(5,000)
Office Expense	1,200	2,000	(800)
Postage & Delivery	180	250	(70)
Meeting Expense	0	1,000	(1,000)
Total General Common Expenses	779,231	691,733	87,498

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

Accrual Basis

January through June 2023

	Jan - Jun 23	Budget	\$ Over Budget
Limited Common Expense - Chalet			
Chimney Cleaning - Chalet	11,245	0	11,245
Total Limited Common Expense - C...	11,245	0	11,245
Limited Common Expense - Condo			
Carpet Replacement	0	0	0
Condo Utilities - Building	10,221	8,750	1,471
Reimbursement SnowMelt Electric	0	1,487	(1,487)
Telephone Condo Fire Alarm Syst	2,241	2,600	(359)
Condo - Cleaning and Rugs	9,784	10,500	(716)
Fire Alarm System Monitoring	1,219	1,250	(31)
Fire Extinguisher Inspection	0	0	0
Maintenance & Repair Condo Only	2,140	250	1,890
Total Limited Common Expense - C...	25,606	24,837	769
Total Expense	816,082	716,570	99,512
Net Ordinary Income	(190,091)	(104,986)	(85,105)
Other Income/Expense			
Other Income			
Postage Income	50	0	50
Insurance Claim Income	24,772		
Edward D Jones Interest Income	22,568	0	22,568
Savings Interest Income	902	0	902
Total Other Income	48,292	0	48,292
Other Expense			
Reserve Expenses	10,000	0	10,000
Federal Income Tax on Interest	4,455	0	4,455
Water & Sewer Delinquent paid	0	0	0
Reserve Contribution	0	52,346	(52,346)
Total Other Expense	14,455	52,346	(37,891)
Net Other Income	33,837	(52,346)	86,183
Net Income	(156,254)	(157,332)	1,078



Firelight BOD Meeting 8.1.2023 Managers' Report

Campus Wide

- Continue campus trash pick up
- Working with Matt Huggins at West Fork Utilities on potential irrigation upgrade
- Completed soffit repairs
- Touch up painting for soffit repairs
- Turned on irrigation system
- Worked with Precision Landscaping for irrigation adjustments
- Second level of condo building light project complete
- Refill dog waste stations
- Pulled dead bushes around campus
- Completed drywall repairs from winter roof leak damage
- Completed touch up paint as needed for drywall repairs
- Stained remaining faded sign posts
- Removed dead leaders from trees

Condos

- Weekly Walkthroughs of condo buildings
- Installed wall heaters and wood trim
- Gathering estimate for door closure mechanism repairs
- Contacted 4 corners welding regarding fabrication of new gas meter covers
- Cleaned out all overhead lights covers
- Scheduled carpet cleaning for condo hallways

Chalets

- Repaired roof valleys for units 215 and 199
- Schedule roof repair for 229 and 353 with Ace Roofing
- Contracted Buffalo Restoration rain intrusion repair for 199 (In Progress)
- Communicated with Peak Water regarding back up issue
- Checked functionality of the irrigation system at caul de sac

Compactor

- Removed trash from compactor enclosure area (ongoing)
- Pressure washed floor of compactor enclosure

FIRELIGHT RULE ENFORCEMENT REPORT JULY

Unit	Date of Infraction	Category	Action Taken	Warning Issued	Fine Issued	Notes	Comments
82 Candlelight Drive	07/26/23 11:12 AM		First Warning	TRUE		propane fire pit	
354 Firelight Drive	07/26/23 11:12 AM	Pets	First Warning			Dogs off leash	
504 Firelight Drive	07/24/23 7:44 AM	Garbage	\$500 Fine	TRUE	TRUE	trash can overflowing, not closed	
441 Firelight Drive	07/19/23 8:16 AM	Garbage	First Warning	TRUE		garbage left out after pick up	
86 Candlelight Drive	07/17/23 2:39 PM	Other	First Warning	TRUE		snow shovel	
328 Candlelight Drive	07/17/23 8:59 AM	Garbage	First Warning	TRUE		garbage overflowing	
140 Candlelight Drive	07/17/23 8:58 AM	Garbage	\$300 Fine	TRUE	TRUE	garbage overflowing	
448 Firelight Drive	07/17/23 8:56 AM	Garbage	First Warning	TRUE		trash out on a Sunday	
120 Firelight Drive C16	07/12/23 12:30 PM	Deck Storage	First Warning	TRUE		snow shovel	
120 Firelight Drive C09	07/12/23 12:30 PM	Deck Storage	\$100 Fine	TRUE		snow shovel	removed immediately
120 Firelight Drive C10	07/12/23 12:29 PM	Deck Storage	First Warning	TRUE		snow shovel	
50 Firelight Drive D08	07/12/23 12:29 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
50 Firelight Drive D14	07/12/23 12:28 PM	Deck Storage	First Warning	TRUE		snow shovel	removed immediately
50 Firelight Drive D05	07/12/23 12:27 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
50 Firelight Drive D17	07/12/23 12:26 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
85 Aurora Lights Drive A06	07/12/23 12:25 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
155 Aurora Lights Drive B18	07/12/23 12:25 PM	Deck Storage	First Warning	TRUE		snow shovel	
155 Aurora Lights Drive B02	07/12/23 12:22 PM	Deck Storage	\$100 Fine	TRUE	TRUE	propane heater	
155 Aurora Lights Drive B14	07/12/23 12:22 PM	Deck Storage	First Warning	TRUE		snow shovel	
313 Firelight Drive	07/12/23 12:21 PM	Deck Storage	First Warning	TRUE		snow shovel	
325 Firelight Drive	07/12/23 12:21 PM	Propane Grills	\$500 Fine	TRUE	TRUE	snow shovel and smoker	
365 Firelight Drive	07/12/23 12:20 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
504 Firelight Drive	07/12/23 12:20 PM	Propane Grills	\$500 Fine	TRUE	TRUE	propane grill	
448 Firelight Drive	07/12/23 12:19 PM	Charcoal Grill	First Warning	TRUE		charcoal grill	
434 Firelight Drive	07/12/23 12:18 PM	Deck Storage	First Warning	TRUE		grill cover no grill	
414 Firelight Drive	07/12/23 12:17 PM	Deck Storage	\$100 Fine	TRUE		snow shovel	removed immediately
406 Firelight Drive	07/12/23 12:16 PM	Deck Storage	\$100 Fine	TRUE		snow shovel	
115 Starlight Drive	07/12/23 12:15 PM	Deck Storage	\$500 Fine	TRUE	TRUE	propane grill and snow shovel	
207 Candlelight Drive	07/12/23 12:15 PM	Deck Storage	\$100 Fine	TRUE	TRUE	snow shovel	
62 Candlelight Drive	07/12/23 12:14 PM	Propane Grills	\$300 Fine	TRUE	TRUE	propane grill and heater	
70 Candlelight Drive	07/12/23 12:14 PM	Deck Storage	\$300 Fine	TRUE	TRUE	cat shed	
82 Candlelight Drive	07/12/23 12:13 PM	Deck Storage	\$100 Fine	TRUE		snow shovel	
86 Candlelight Drive	07/12/23 12:12 PM	Charcoal Grill	\$100 Fine	TRUE	TRUE	charcoal grill	
116 Candlelight Drive	07/12/23 12:12 PM	Deck Storage	First Warning	TRUE		broken chair	
140 Candlelight Drive	07/12/23 12:11 PM	Deck Storage	\$300 Fine	TRUE	TRUE	Christmas tree stand and random wood board	
148 Candlelight Drive	07/12/23 12:10 PM	Propane Grills	\$100 Fine	TRUE	TRUE	propane grill	
360 Candlelight Drive	07/12/23 12:09 PM	Deck Storage	\$300 Fine	TRUE	TRUE	broken picnic table	
386 Candlelight Drive	07/12/23 12:08 PM	Window Coverings	\$100 Fine	TRUE	TRUE	screen off window and cover for grill that not there	
116 Candlelight Drive	07/10/23 9:45 AM	Garbage	\$100 Fine	TRUE	TRUE	garbage overflowing	
170 Candlelight Drive	07/10/23 9:44 AM	Garbage	First Warning	TRUE		garbage overflowing	
504 Firelight Drive	07/10/23 9:44 AM	Garbage	\$300 Fine	TRUE	TRUE	garbage overflowing	
106 Candlelight Drive	07/06/23 8:13 AM	Propane Grills	First Warning	TRUE		reported grilling with in 30 feet of buildings	
313 Firelight Drive	07/05/23 12:34 PM	Deck Storage	First Warning	TRUE		snow shovel	
325 Firelight Drive	07/05/23 12:33 PM	Propane Grills	\$500 Fine	TRUE	TRUE	smoker and snow shovels	
365 Firelight Drive	07/05/23 12:33 PM	Deck Storage	First Warning	TRUE		snow shovel	
447 Firelight Drive	07/05/23 12:32 PM	Deck Storage	First Warning	TRUE		snow shovel	
503 Firelight Drive	07/05/23 12:31 PM	Deck Storage	First Warning	TRUE		snow shovel	
509 Firelight Drive	07/05/23 12:31 PM	Window Coverings	\$100 Fine	TRUE	TRUE	sheet as curtain	
504 Firelight Drive	07/05/23 12:30 PM	Propane Grills	\$500 Fine	TRUE	TRUE	propane grill	
496 Firelight Drive	07/05/23 12:29 PM	Propane Grills	First Warning	TRUE		propane grill	
434 Firelight Drive	07/05/23 12:29 PM	Propane Grills	First Warning	TRUE		propane grill	
414 Firelight Drive	07/05/23 12:28 PM	Deck Storage	First Warning	TRUE		snow shovel	
406 Firelight Drive	07/05/23 12:27 PM	Deck Storage	First Warning	TRUE		snow shovel	

79 Starlight Drive	07/05/23 12:27 PM	Deck Storage	First Warning	TRUE		snow shovel	
115 Starlight Drive	07/05/23 12:26 PM	Propane Grills	\$500 Fine	TRUE	TRUE	propane grill and snow shovel	
207 Candlelight Drive	07/05/23 12:25 PM	Deck Storage	First Warning	TRUE		snow shovel	
173 Candlelight Drive	07/05/23 12:25 PM	Propane Grills	First Warning	TRUE		propane grill	
70 Candlelight Drive	07/05/23 12:21 PM	Deck Storage	\$100 Fine	TRUE	TRUE	green house	
82 Candlelight Drive	07/05/23 12:20 PM	Deck Storage	First Warning	TRUE		snow shovel	
86 Candlelight Drive	07/05/23 12:19 PM	Charcoal Grill	First Warning	TRUE		charcoal grill	
140 Candlelight Drive	07/05/23 12:18 PM	Deck Storage	\$100 Fine	TRUE	TRUE	wood piece and Christmas stand	
260 Candlelight Drive	07/05/23 12:16 PM	Deck Storage	First Warning	TRUE		snow shovel	
268 Candlelight Drive	07/05/23 12:16 PM	Deck Storage	First Warning	TRUE		Christmas tree stand and snow shovel	
360 Candlelight Drive	07/05/23 12:15 PM	Other	First Warning	TRUE		broken picnic table	
386 Candlelight Drive	07/05/23 12:14 PM	Window Coverings	First Warning	TRUE		window screen and grill cover	
50 Firelight Drive D04	07/05/23 12:13 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D14	07/05/23 12:12 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D06	07/05/23 12:12 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D08	07/05/23 12:11 PM	Other	First Warning	TRUE		shovel, firewood	
50 Firelight Drive D16	07/05/23 12:10 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D17	07/05/23 12:10 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D05	07/05/23 12:08 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D03	07/05/23 12:07 PM	Other	First Warning	TRUE		snow shovel	
50 Firelight Drive D01	07/05/23 12:07 PM	Other	First Warning	TRUE		snow shovel	
120 Firelight Drive C06	07/05/23 12:06 PM	Other	First Warning	TRUE		snow shovel	
336 Candlelight Drive	07/03/23 1:58 PM	Other	First Warning	TRUE		wire for doorbell	
229 Candlelight Drive	07/03/23 1:57 PM	Other	\$100 Fine	TRUE	TRUE	garage paint	
325 Firelight Drive	07/03/23 1:56 PM	Other	First Warning	TRUE		shovel	
352 Candlelight Drive	07/03/23 1:56 PM	Other	First Warning	TRUE		shovel	
302 Candlelight Drive	07/03/23 1:55 PM	Other	First Warning	TRUE		shovel	
58 Candlelight Drive	07/03/23 12:11 PM	Propane Grills	First Warning	TRUE		Sunday evening grilling within 30 ft	
140 Candlelight Drive	06/26/23 9:01 AM	Garbage	\$100 Fine	TRUE		trash over flowing	
504 Firelight Drive	06/26/23 9:00 AM	Garbage	\$100 Fine	TRUE		trash over flowing	
62 Candlelight Drive	06/26/23 9:00 AM	Garbage	First Warning	TRUE		trash left out of compactor. an students l'd was found in trash.	
120 Firelight Drive C13	06/22/23 3:20 PM	Charcoal Grill		TRUE		charcoal grill	
120 Firelight Drive C09	06/22/23 3:19 PM	Other	First Warning	TRUE		snow shovel	
85 Aurora Lights Drive A06	06/22/23 3:19 PM	Other	First Warning	TRUE		snow shovels	
85 Aurora Lights Drive A01	06/22/23 3:18 PM	Other	First Warning	TRUE		snow shovel	
85 Aurora Lights Drive A15	06/22/23 3:17 PM	Propane Grills	\$300 Fine	TRUE		propane grill	
155 Aurora Lights Drive B02	06/22/23 3:17 PM	Other	First Warning	TRUE		propane heater	no propane, will be moving
325 Firelight Drive	06/22/23 3:16 PM	Other	\$300 Fine	TRUE		smoker grill	
345 Firelight Drive	06/22/23 3:15 PM	Other	\$100 Fine	TRUE		hot tub stairs	
361 Firelight Drive	06/22/23 3:15 PM	Other	First Warning	TRUE		snow shovels	
365 Firelight Drive	06/22/23 3:14 PM	Other	First Warning	TRUE		paint garage door and front door. and winter shovel	
389 Firelight Drive	06/22/23 3:13 PM	Other	First Warning	TRUE		snow shovels	
417 Firelight Drive	06/22/23 3:13 PM		First Warning	TRUE		snow shovels, hot tub stairs	
433 Firelight Drive	06/22/23 3:12 PM	Other	First Warning	TRUE		snow shovel	
489 Firelight Drive	06/22/23 3:11 PM	Pets	First Warning	TRUE		sled	
509 Firelight Drive	06/22/23 3:11 PM	Window Coverings	First Warning	TRUE		window covering	
504 Firelight Drive	06/22/23 3:10 PM	Propane Grills	\$300 Fine	TRUE	TRUE	propane grill	
80 Starlight Drive	06/22/23 3:09 PM	Other	First Warning	TRUE		snow shovel	
103 Starlight Drive	06/22/23 3:08 PM	Other	First Warning	TRUE		snow shovel	
354 Firelight Drive	06/22/23 3:08 PM	Other	First Warning	TRUE		snow shovels	
115 Starlight Drive	06/22/23 3:07 PM	Propane Grills	\$300 Fine	TRUE	TRUE	shovel and propane grill	
387 Candlelight Drive	06/22/23 3:06 PM	Other	First Warning	TRUE		hot tub stairs	
375 Candlelight Drive	06/22/23 3:06 PM	Other	First Warning	TRUE		snow shovel	
351 Candlelight Drive	06/22/23 3:05 PM	Other	First Warning	TRUE		snow shovel	
319 Candlelight Drive	06/22/23 3:04 PM	Other	\$100 Fine	TRUE		windows left outside	

259 Candlelight Drive	06/22/23 3:03 PM	Other	First Warning	TRUE		snow shovels	
221 Candlelight Drive	06/22/23 3:02 PM	Other	\$100 Fine	TRUE	TRUE	bricks left outside	
215 Candlelight Drive	06/22/23 3:01 PM	Other	First Warning	TRUE		snow shovel and broken screen	
207 Candlelight Drive	06/22/23 3:00 PM	Other	First Warning	TRUE	TRUE	snow shovels	
62 Candlelight Drive	06/22/23 2:59 PM	Propane Grills	\$100 Fine	TRUE	TRUE	grills and heat lamp	
70 Candlelight Drive	06/22/23 2:58 PM	Other	First Warning	TRUE		shed	
106 Candlelight Drive	06/22/23 2:58 PM	Other	First Warning	TRUE		fire wood	
140 Candlelight Drive	06/22/23 2:57 PM	Garbage	\$100 Fine	TRUE	TRUE	cinder blocks, Christmas tree stand, and wood pice	
184 Candlelight Drive	06/22/23 2:55 PM	Other	First Warning	TRUE		snow shovel	
208 Candlelight Drive	06/22/23 2:54 PM	Other	First Warning	TRUE		hot tub stairs	will be back in town August 10
320 Candlelight Drive	06/22/23 2:53 PM	Other	First Warning	TRUE		hot tub stairs	
368 Candlelight Drive	06/22/23 2:52 PM	Other	First Warning	TRUE		shovel and hot tub stairs with no hot tub	
504 Firelight Drive	06/19/23 8:29 AM	Garbage	First Warning	TRUE		garbage overflowing	
441 Firelight Drive	06/12/23 8:15 AM	Garbage	First Warning	TRUE		garbage overflowing	
405 Firelight Drive	06/12/23 8:15 AM	Garbage	First Warning	TRUE		garbage overflowing	
319 Candlelight Drive	06/12/23 8:13 AM	Other	First Warning	TRUE		windows sitting outside.	
140 Candlelight Drive	06/12/23 8:12 AM	Garbage	First Warning	TRUE		garbage overflowing and over the ground	
365 Firelight Drive	06/12/23 8:11 AM	Other		TRUE		garage door and front door need to be painted.	

FIRELIGHT PARKING ENFORCEMENT REPORT JULY

Make of Vehicle	Date	Time	Unit/Tag Number	Location	Comments
Honda	07/24/23	7 am	86 Candlelight Drive	Candlelight	NO PERMIT
Toyota	07/24/23	7 am	94 Candlelight Drive	Starlight	NO PERMIT
Ford	07/24/23	7 am		Overflow Parking	NO PERMIT
Chrysler	07/24/23	7 am		Overflow Parking	NO PERMIT
Honda	07/24/23	7 am		Overflow Parking	NO PERMIT
Toyota	07/24/23	7 am		A-Building	NO PERMIT
Toyota	07/24/23	7 am		Overflow Parking	NO PERMIT
Volkswagen	07/24/23	7 am	184 Candlelight Drive	Candlelight	NO PERMIT
Ford	07/24/23	7 am	207 Candlelight Drive	Candlelight	NO PERMIT
Toyota	07/24/23	7 am		Overflow Parking	NO PERMIT
Ford	07/24/23	7 am	221 Candlelight Drive	Neighboring driveway	NO PERMIT
KIA	07/24/23	7 am		Neighboring driveway	Blocking Neighbor / no permit
Chevy	07/24/23	7 am	302 Candlelight Drive	Neighboring driveway	Blocking Neighbor
Chevy	07/24/23	7 am		Overflow Parking	NO PERMIT
Toyota	07/13/23	9 am	406 Firelight Drive	Firelight	Fire-lane
Dodge	07/12/23	730 am	124 Candlelight Drive	Neighboring driveway	NO PERMIT
Ford	07/12/23	730 am		Overflow Parking	NO PERMIT
GMC	07/12/23	730 am	70 Candlelight Drive	Neighboring driveway	NO PERMIT
Volvo	07/12/23	730 am		Overflow Parking	NO PERMIT
Chevy	07/12/23	730 am	50 Candlelight Drive	Neighboring driveway	NO PERMIT
Toyota	07/12/23	730 am		Overflow Parking	NO PERMIT
Chevy	07/12/23	730 am	389 Firelight Drive	Neighboring driveway	NO PERMIT
Toyota	07/12/23	730 am		Overflow Parking	
Subaru	07/12/23	730 am		Overflow Parking	NO PERMIT
Subaru	07/12/23	730 am		Overflow Parking	NO PERMIT
Toyota	07/12/23	730 am		Overflow Parking	NO PERMIT
Chevy	07/11/23	330 pm		Firelight	NO PERMIT/ Fire-lane
Hyundai	07/05/23	815 am		Firelight	NO PERMIT/ Fire-lane
Jeep	07/04/23	530 am	79 Starlight Drive	Starlight	Fire-lane
Ford	07/04/23	530 am	503 Firelight Drive	Neighboring driveway	3-cars-wide
Chevy	07/03/23	825 am		B-Building	NO PERMIT/ NO PARKING AREA/ boat
Chevy	06/30/23	1030 am		C-Building	NO PERMIT/trailer/multiple spots
Chevy	06/27/23	825 am		B-Building	NO PERMIT

Jeep	06/27/23	825 am	155 Aurora Lights Drive B	B-Building	NO PERMIT
Nissan	06/27/23	825 am		B-Building	NO PERMIT
Ford	06/27/23	825 am		A-Building	NO PERMIT
Chevy	06/27/23	825 am		D-Building	NO PERMIT
Ford	06/27/23	825 am	120 Firelight Drive C12	C-Building	NO PERMIT
Chrysler	06/27/23	825 am		C-Building	NO PERMIT
Dodge	06/27/23	825 am		B-Building	NO PERMIT
Hyundai	06/23/23	9 am		Firelight	NO PERMIT/ Fire-lane
Subaru	06/22/23	1235 am		Candlelight	NO PERMIT/ Fire-lane
Ford	06/22/23	1235 am		Firelight	NO PERMIT/ Fire-lane
GMC	07/12/23	745 am	82 Candlelight Drive	Neighboring driveway	Invalid Pass
BMW	07/12/23	745 am	62 Candlelight Drive	Candlelight	Fire-lane
Toyota	07/12/23	745 am	405 Firelight Drive	Neighboring driveway	Invalid Pass
BMW	07/07/23	7 am	489 Firelight Drive	Firelight	Invalid Pass/ fire lane
Ford	07/04/23		325 Firelight Drive	Firelight	Parked in neighbors driveway, blocking garage

From: Carol.Powell.Firelight
Sent: Wednesday, June 21, 2023 1:17 AM
To: Becky Brockie; Mike Palmer <mikep@hpmmontana.com>; Julie Burgess <jburgess@hpmmontana.com>; Dan Lukas <dan@hpmmontana.com>
Cc: Julie Brown; Bob Cundey; Jim Dolan; Matt Walker
Subject: Re: Patio Integrity 120 Firelight #C2

Becky,

Thank you for sending the detail and information regarding your patio surface. You are right this is a Limited Common Element which falls under the HOA for repair. I have included Julie Burgess, Mike Palmer and Dan Lucas with HPM, your correspondence and pictures. Julie "HPM" will get with you with the next steps to resolve your cracked patio issues.

Julie "HPM" is great for getting the service request processed. Thank you for taking the time to dial into tonight's board meeting.

Carol Powell
Firelight Meadows HOA
Board Member, Secretary- Treasurer

> On Jun 20, 2023, at 8:07 PM, Becky Brockie wrote:

>

>

> Hi Firelight Board,

>

> I sent a message with the attached photos to Hammond last month because like Julie, I didn't know how to address a patio issue since it's a common element. After tonight's board meeting and hearing about Julie's patio repair, I'm reaching out to the board to figure out my options.

>

> I own 120 Firelight Dr. #C2, a first-floor condo. The cement of the patio outside my unit is cracked the entire length of the deck. The crack runs horizontally between the two pillars that hold up the deck of the condo above me. The cement is starting to chip away from the main horizontal crack, and additional vertical cracks spider-web out from the main issue. The cement around the edges of the patio also appears to be damaged as it too is crumbling, and you can see a gap between the base of the patio and the grass.

>

> My main concern is safety, not the crack or its aesthetics. The unit above me has a large hot tub relying on the cement patio attached to my unit for support. If the cement's ability to hold such a heavy load is compromised, I'm worried about the damage this may cause to the entire structure. Even more worrisome is the hazard this would be if anyone were near the 3,000 pound hot tub, should the deck in the above unit collapse.

>

> Does anyone on the board know how to start the process of assessing the safety of the cement patio?

>

> Thank you!

>

> Becky Brockie



