

**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.