

Firelight Board Meeting
Tuesday, August 1, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Matt Walker, Carol Powell, Jim Dolan, Bob Cundey and Tom Marino. The owners present included Karen Macklin, Becky Brockie, Ben & Maeve Clinton, Mary Stiebler, Cackie Brosseau, Gary Barr, Karla Yeager & Mike Smart, and Katie Grice. 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 May Board Meeting

Powell motioned to approve the minutes as presented of the June 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, October 10th, 2023, at 6:00 PM at the Hammond Property Management Conference Room. 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. The general maintenance line item, roof snow removal, legal fees and insurance are over budget. A discussion was held regarding the membership dues line item in the budget. This is a transfer fee for new owners which is currently \$400 for condo owners and \$600 for chalet owners. The board will consider making a change in new declarations and bylaws to increase this transfer fee.

Rules and Regulations:

A discussion was held regarding Rules and Regulations, which can be changed at the Board's discretion with a Board majority vote. Owners are responsible for renters' violations.

Annual Meeting Agenda Items:

Landscape Committee update, Water Sewer Signature Drive, Roof Update, Insurance and Declarations/Bylaws Rewrite update will be added to the Annual meeting agenda. The board will plan to meet with Peak Water prior to the annual meeting regarding the irrigation study and the new monitoring wells.

A discussion was held regarding the creation of the Water Sewer District. The county is requesting changes to the existing petition. More signatures are needed for the petition.

OLD BUSINESS

Roof Update:

Palmer updated the group on the roofing project, presenting the main issues with mechanical systems in the roof envelope of the condo buildings. The bathroom soffit vent terminations introduce heat and

moisture directly into the roof envelope at the heel of the roof. The dryer vent terminations introduce heat into the attic space above the insulated portion of the roof. The overall insulation is satisfactory. However, it is difficult to adequately insulate the truss heel since there is not enough space to add sufficient R-value. The HVAC specialist and roofing team are proposing the alteration of venting to reduce heat transfer to the roof. Rerouting bathroom fan venting termination will help reduce the heat loss and moisture. Insulating the dryer vent ducts will also help reduce the heat transfer through the roof envelope. The truss heel is too small to guarantee that heat transfer to the roof and ice damming can be completely prevented with the traditional roof envelope. The next step is to have the contractor complete a trial condo for bidding time and materials. The board agrees to move forward with the trial condo to estimates for time and materials.

The Chalet insulation varies greatly in phases. Both cellulose and fiberglass loose fill have been observed. Individual assessment of each attic space should be performed during the project. Kitchen venting is terminated into the soffit areas similar to the condo buildings which adds heat and moisture to the attic space contributing to ice damming. Kitchen fan could be removed entirely, and a range hood vent could be directly vented out the exterior wall.

The next steps will be to have HVAC contractor evaluate venting and dryer vents to determine pricing in the next weeks. The Roof Committee will meet to prepare summary and cost proposal for completing the ventilation work in condo buildings and several problematic chalets to be approved by Board of Directors. Complete modeling phase for roof systems with CMS and finalize design recommendations. Finalize RFP for distribution to contractors.

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 exterior lights were installed for the second-floor condo buildings. Dead bushes were pulled from campus. The drywall repairs are almost completed from the winter roof leaks. Lukas is waiting on a bid from Four Corners Welding to cover the shed roofs over the meters by the condos. Lukas is also working with lock smith for the estimate of the condo doors.

The 330-irrigation zone affects the building of 330, 338, 346 and 354. The Board requests to wait before turning off the irrigation in that specific zone. The extensions were added to the down spout pipes.

Rule & Parking Enforcement Reports:

Weinrich presented the rules and parking enforcement report, which was included in the packet. There are still a few grills on campus, which are being monitored weekly. One vehicle was towed from campus. Parking rules will be included in the next newsletter.

Window Replacement:

Weinrich identified failed windows. Communications will be sent to owners.

Owner Email Communications:

An email in the meeting packet regarding patio cracks was discussed. After the Board met with the attorney, patios are limited common elements which was not portrayed accurately last meeting. Owners can reach out to Hammond Property Management; Yellowstone Structural Systems can assess the patios at owners expense.

Adjourn

The meeting adjourned at 7:47 PM.