

Firelight Board Meeting
Tuesday, November 28, 2023, 6:00 PM
Meeting Minutes

Attendance

Board members in attendance included Julie Brown, Matt Walker, Carol Powell, Bob Cundy, Tom Marino, Becky Brockie and Karen Macklin. The owners present included Mary Stiebler, Sara Berkstresser, Nick Barrantes, Karla Yeager & Mike Smart, Jamie Anderson, Dave Shappee, and Rosalie Roeder. Others present included Derek Weinrich, Julie Burgess, Dan Lukas, Mike Palmer, and Scott Hammond of Hammond Property Management.

CALL TO ORDER

Julie Brown called the meeting to order at 6:01 PM.

Minutes of October Board Meeting

Brockie motioned to approve the minutes as presented of the October 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, January 9th, 2023, at 6:00 PM at the Hammond Property Management Conference Room.

NEW BUSINESS

Financial Update:

Powell presented the financial update included in the meeting packet. A discussion was held regarding the RV parking rental fees and criteria. Owners must be in good standing to rent spaces and in fairness to owners on the waitlist, one spot per owner.

Powell motioned to maintain the RV rental pricing and one spot per owner unless there is not a waitlist. Walker seconded. All were in favor and the motion passed.

Appoint Board Positions for 2024 Term:

Brown nominated Carol Powell for the President Position. The Board was in favor.

Powell nominated Julie Brown for Vice President. The Board was in favor.

Brown nominated Karen Macklin as Treasurer. The Board was in favor.

Brown nominated Becky Brockie as Secretary. The Board was in favor.

Tom Marion, Bob Cundey and Matt Walker are members at large.

Loss Control Report:

Powell meet with Risk Strategies for a campus walk through, their report was discussed. Main points were to improve the wildfire resilience of the buildings, remove vegetation growth from around transformers and electrical meters, resecure loose heat tape on roofs, storage of combustibles in the unsprinklered closets in condo buildings and conduct annual servicing of fire extinguishers.

Items stored on front stoops, patios, and decks:

The HOA has paid for patio items that have been damaged (hot tub covers, grills, etc.). A discussion was held regarding the financial responsibility of these items.

Powell motioned that the HOA will not be responsible for any items on the patios, decks, front entries, and driveways. Cundey seconded the motion. The motion did not pass and is tabled to revisit. Powell will research costs to the HOA.

Pet Policy:

A discussion was held regarding unleashed animals disturbing wildlife. A reminder will be sent in the upcoming newsletter. A discussion was also held regarding emotional support animals (ESA). ESA documentation is filed at the Hammond Property Management office.

OLD BUSINESS

Roof RFP Update:

Palmer updated the group that the roof RFP. The board's final edits were submitted. The board was in favor of sending the RFP to contractors for bid. The next step is to gather the pricing information from the contractors.

Water Sewer District Update:

Macklin reported the signatures for the Gallatin County petition have been collected and will be submitted next week. The district is on track for the spring election.

REPORTS

Declaration and By-Law Rewrite Update:

Powell reported the board edits are halfway done. The next step will be to meet with Margot for final document to share with ownership.

Property Management Report:

Lukas presented the manager's report, which was included in the meeting packet. A contractor has been enlisted to work on removing the roof snow this winter after each snow event to prevent the issues from last winter. The contractor will also work on the propane covers at the condo buildings. The trees have been planted. Streetlights have been repaired, there is one of Firelight Drive that will be repaired in spring. Hammond will work on estimates graveling for the pathways on campus.

A discussion was held regarding the semi-annual maintenance of crawlspace heaters. The heaters will be set at the low setting. The spring visual check will be discontinued. Fall inspections will continue to make sure the crawlspace heaters are operational. The Board was in agreement with this change.

Rule & Parking Enforcement Reports:

Weinrich presented the rules and parking enforcement report, which was included in the packet. The campus has been quiet for the shoulder season. One car was towed that was parked in a neighbors driveway.

Window Replacement:

Hammond will be sending communications to unit owners with failed windows. The window replacement project information is in the upcoming newsletter. HPM was instructed to include failed windows once monthly in the violation report which will be following the current fine structure.

Owners Communication:

A discussion was held regarding a sewage backup at 346 Firelight due to the investigation of 330 Firelight crawlspace water. The incident occurred while digging up the curb stops at the 330 building. Communications with Peak Water for payment are in the works. Peak Water is waiting on payment for the investigation work for the leak at 330 Firelight which was directed by engineer working for Nationwide Insurance. Powell will reach out to Nationwide for payment of the investigation work. The board agreed to reimburse Peak Water before year end and work with Nationwide for reimbursement.

A discussion was held regarding the vapor barrier for 330 Firelight. Treasure State Restoration will install the vapor barrier the first week of December.

Adjourn

The meeting adjourned at 7:55 PM.