

**Firelight Board Meeting**  
Tuesday, January 9, 2024, 6:00 PM  
Meeting Minutes

**Attendance**

Board members in attendance included Carol Powell, Julie Brown, Matt Walker, Bob Cundy, Tom Marino, Becky Brockie and Karen Macklin. The owners present included Mary Stiebler, Sara Berkstresser, Karla Yeager & Mike Smart, Alicia Pearson, Cackie Brosseau, Jeff Brauer, Luis Barrantes, Matt Seely, Michael Lawler, and Nick Barrantes. Others present included Derek Weinrich, Julie Burgess, Dan Lukas, and Mike Palmer of Hammond Property Management.

CALL TO ORDER

Carol Powell called the meeting to order at 6:02 PM.

**Minutes of November Board Meeting**

***Powell motioned to approve the minutes as presented of the November Board Meeting. Brown seconded. All were in favor and the minutes were approved.***

**Schedule Next Board Meeting**

The next board meeting is scheduled for Tuesday, February 13th, 2024, 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. The 2023 budget was over due to roof leak repairs and roof snow removal. The HOA placed liens on two units, one of the units is in the process of paying outstanding dues. Powell and the board will research high interest savings account options.

**Landscape Committee:**

Brown is planning to schedule a meeting in the next 30-60 days with the committee in preparation for spring. They will focus on shrubs, edging and pathways. The committee will also evaluate the overall street appeal (including the buildings in need of attention after the removal of dead trees and shrubs). Lastly, the committee will incorporate the loss control report from Risk Management for fire mitigation suggestions.

**Pet Policy:**

There have been several complaints about unleashed pets and pet waste. There was a discussion regarding signage on campus. Hammond will research signage options and send suggestions to the board. Hammond will also explore options for bear proof pet waste receptacles.

OLD BUSINESS

**Roof RFP Update:**

Palmer updated the group that the roof RFP. The deadline to submit bids was January 5<sup>th</sup>. All four contractors submitted bids. Hammond is working on compiling the information. The Board and roofing committee is meeting next week to review. More information will be shared with ownership during a townhall informational meeting.

**Water Sewer District Update:**

Macklin reported the petition signatures passed. The County Commissioners Meeting on January 23, 2024, will be reviewing the request to form a water sewer district. Information will be coming for attendance information and information to submit letters of support.

The next step after the Commissioners Meeting will be to communicate the ballot vote in May.

**REPORTS****Declaration and By-Law Rewrite Update:**

Powell reported the board will be meeting next week to review declarations, bylaws, and rules.

**Property Management Report:**

Palmer discussed the water pressure event that occurred January 6<sup>th</sup>, 2024. A fire pump turned on and charged the system creating a pressure spike in the domestic water. Hammond Property Management and Peak Water responded. Several units had leaks. The C and D buildings and Candlelight Drive were most affected. Hammond coordinated clean up and checked several unoccupied units. Peak Water and West Fork Utilities are monitoring usage very closely. Buffalo Restoration has equipment in 5 units. Hammond Property Management will send the final report to the Board.

Lukas presented the manager's report, which was included in the meeting packet. Mountain Alarm conducted a full inspection of the fire suppression alarms at the condo buildings. They suggested updating the alarm system in the next few years. Hammond will follow up on pricing new units. Hammond responded to a fire suppression leak at D17, which was due to original construction nail penetrating the fire suppression pipe. IT&M repaired the fire suppression system, Buffalo Restoration mitigated moisture, and Dependable Paint repaired drywall damage. The GFI issue with heat tape is being repaired. Shingles were replaced on shed roofs at the condo buildings. A soft spot at the bottom of the stairs was repaired in the D building. A broken duct is in the process of being repaired at 504 Firelight.

**Rule & Parking Enforcement Reports:**

Weinrich presented the rules and parking enforcement report, which was included in the packet. Two vehicles were towed. During snow season, vehicles must be moved regularly to allow for adequate snow removal.

**Owners Communication:**

The board has responded to owner communications.

A discussion was held regarding the condition of the playground. The landscape committee will include in their walk-around. Hammond will research options and connect with Big Sky Community Organization for the park and trails. A brief history of the playground was discussed. Several years ago, the Board removed exercise items and hazardous items.

**Adjourn**

The meeting adjourned at 7:04 PM.