



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

BOARD OF DIRECTORS MEETING

Firelight Monthly Board Meeting

Mar 5, 2024, 6:00 – 8:00 PM (America/Denver)

<https://meet.goto.com/484704229>

You can also dial in using your phone.

Access Code: 484-704-229

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Date: Tuesday, March 5, 2024	Time: 6:00 p.m. Mountain Time	Location: HPM Conference Room and Go To Meeting (Virtual meeting)
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Agenda		Presenter	Action
Call to Order		Carol	-
6:00	• Member Forum (new items for next agenda)		-
6:05	• Minutes of February Board Meeting	Carol	Approve
6:15	• Schedule Next Board Meeting	All	-
New Business			
6:20	• Financial Update	Carol/ Karen	-
6:30	• Landscape Committee – BSCO	HPM	
6:35	• Roof Project Update – prep for Townhall	All	
7:00	• Water Sewer District Update	All	
7:25	• Insurance Amendment	All	
Old Business			
Reports			
7:50	• Declaration/By-Law Re-write Update	Carol	-
	• Property Management Report	HPM – Dan/Mike	Review
	• Rule & Parking Enforcement Reports	HPM	Review
	• Window Condition Update	HPM	Review
	• Owner Communications	HPM	Review
Adjourn		Carol	

Firelight Board Meeting
Tuesday, February 13, 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 Jana Fedance, Rosalie Roeder, Karla Yeager & Mike Smart, Jeff Gill, Sara Berkstresser, Noah and Kelly Sheedy, Luis Barrantes, Maria Zimmerman, Mary Stiebler, 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 6:07 PM.

Minutes of January Board Meeting

Walker motioned to approve the minutes as presented of the January 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, March 12th, 2024, after the Townhall informational meeting 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. One of the past due accounts has been paid off.

Landscape Committee:

Brown is planning to schedule a landscaping meeting the first Tuesday of the Month starting in March. Meeting information will be included in the newsletter. Brown discussed landscaping Powell's duplex. Both Powell and the neighbor will pay for supplies and the HOA will cover the labor. The HOA will continue to offer the cost sharing program for approved trees and shrubs.

OLD BUSINESS

Roof RFP Update:

Palmer updated the group about the roofing project. The Board has received and reviewed bids from contractors. Next steps will be to communicate information with the ownership and host a townhall information meeting prior to voting on the project. The town hall meeting is scheduled for March 12th at 6:00 prior to the monthly board meeting.

Water Sewer District Update:

Macklin reported the petition signatures passed. Communication will be coming to inform ownership of the May 7th, 2024 vote and the importance of creating the water sewer district. Gallatin County will be reviewing occupancy levels. A discussion was held regarding the funds allocated to the water sewer consultant at the May 10, 2022, meeting. The Board has reallocated those funds for the start up of the Water Sewer District.

REPORTS

Declaration and By-Law Rewrite Update:

Powell reported the HOA's attorney is reviewing the board's feedback and edits.

Property Management Report:

Palmer discussed the water pressure event that occurred January 6th, 2024. Buffalo Restoration is working on 6 units and invoices have not been submitted at this time. Hammond will set up a meeting between the Board and Peak Water.

Lukas presented the manager's report, which was included in the meeting packet. An electrician repaired broken overhead lights in the D Building near units 19 & 20. With the recent water events, the condo crawl spaces do not have any damage. Dave's Lock and Key will be installing new door locking mechanisms at the condo buildings. Hammond Property Management will research pricing for replacing the fans in the condo hallways to help regulate heat. Lukas also presented rough estimate to replace chalet fencing dividers, this will be revisited after the roofing project. A discussion was held regarding the blockage at chalet 4plex. The roof shovelers are proactively shoveling the roofs to avoid potential leaks with the high deductibles for potential issues.

A discussion was held regarding pets. Powell will send information to the Board regarding registration forms for pets.

Rule & Parking Enforcement Reports:

Weinrich presented the rules and parking enforcement report, which was included in the packet. One vehicle was 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 hot tub covers. Hammond Property Management reminded the roof shovelers to cover hot tubs during shoveling.

Adjourn

The meeting adjourned at 7:15 PM.



Firelight Meeting Managers' Report 03.05.24

- ❖ Projects in progress
 - Ongoing window/screen condition reporting and communication to owners for replacement/repairs
 - Working with Mike McCarthy for roof snow removal as needed
 - Working with Mountain Alarm for Fire Alarm Panel upgrades
 - Communicating with BSCO regarding paths
 - Working with MPH and Buffalo to install new flooring in mech rooms

- ❖ Campus
 - Communicating with BSCO regarding paths
 - Sanded Entrance as needed
 - Replaced dog waste bags
 - Working with Buffalo to finish repairs from sewage backup
 - Continued updating and repairing heat tape issues
 - Ordered new fire lane signs

- ❖ Condos
 - Contracted Dave's Lock and Key to install new door locking mechanisms
 - Daves will order supplies when he receives half down payment
 - Ordered replacement fans for condo building
 - Continued snow removal on propane shed roofs
 - Removed abandoned couch in D building entrance
 - Added new shingles propane shed roofs

- ❖ Chalets
 - Removed large icicles
 - Sanded steep driveways on Starlight
 - Repaired condensation issue with failed bathroom venting in 504 Firelight
 - Drywall work has been finished
 -

- ❖ Compactor
 - Removed trash from compactor enclosure area- ongoing
 - Reset breaker on compactor due to cold weather



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FIRELIGHT RULE ENFORCEMENT REPORT MARCH 2024

Unit	Date of In	Category	Action Taken	Warning Is	Notes
302 Candlelight Drive	03/04/24	Other	First Warning		wood pile in Driveway
321 Firelight Drive	02/19/24	Other	First Warning	TRUE	for sale sign
115 Starlight Drive	02/14/24	Deck Storage	First Warning	TRUE	firewood stored outside of garage

FIRELIGHT PARKING ENFORCEMENT REPORT MARCH 2024

Make of Vehicle	Date	Unit/Tag Number	Location	Towing De	Comments
Audi	02/20/24	155 Aurora Lights Drive B01	Candlelight		Invalid Pass / fire-lane
Honda	02/19/24	85 Aurora Lights Drive A03	A-Building		Snow removal
Honda	02/19/24	50 Firelight Drive D20	D-Building		Snow removal
Honda	02/14/24		Overflow Parking		NO PERMIT
Subaru	02/14/24		Overflow Parking		NO PERMIT
Lexus	02/14/24		Overflow Parking		NO PERMIT
Jeep	02/14/24		Overflow Parking		NO PERMIT
Chevy	02/14/24		Overflow Parking		NO PERMIT
Nissan	02/14/24		Overflow Parking		NO PERMIT
Volkswagen	02/14/24		Overflow Parking		NO PERMIT
Subaru	02/14/24		Overflow Parking		NO PERMIT
Toyota	02/14/24		Overflow Parking		NO PERMIT
Chevy	02/14/24		Overflow Parking		NO PERMIT
Honda	02/14/24		Overflow Parking		NO PERMIT
GMC	02/14/24		C-Building		NO PERMIT
BMW	02/12/24		B-Building		Snow removal