

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

Attendance

Board members in attendance included Carol Powell, Julie Brown, Bob Cundy, Becky Brockie, Karen Macklin, Matt Walker and Tom Marino. Owners Present Katie Grice, Richard Schwalbe, Jeff Gill, Julia Bryant and Nick Barrantes, Laura Gregory and Dean Dobson, Luis Barrantes, Mary Stiebler, Wayne Froboese, Maria Zimmerman, Rosalie Roeder, Pat Krause, and Jamie Anderson. Others present included Derek Weinrich, Julie Burgess, Dan Lukas, Mike Palmer and Scott Hammond of Hammond Property Management.

CALL TO ORDER

Powell called the meeting to order at 6:00 PM.

Minutes of March Board Meeting, Special Board Meeting 02/13/24, and Special Board Meeting 02/29/24

Brown motioned to approve the minutes included in the packet with suggested edits. Brockie seconded. All were in favor and the minutes were approved.

Schedule Next Board Meeting

The next board meeting is scheduled for Tuesday, May 14th, 2024, at 6:00 PM at the Hammond Property Management Conference Room.

NEW BUSINESS

Financial Update:

Powell discussed the financials included in the meeting packet, noting general maintenance, roof snow removal and legal line items are over budget.

Roof Update:

Powell discussed payment division from the Townhall Roofing meeting. Condo owners would like to pursue other options than the standard division. The Board met with the HOA's attorney. The roofing project could be divided to chalet owners pay 63% and condo owners pay 37% of the total project costs. The wording in bylaws history in budget promotes this option. The Board could accept this division without the amendment process due to the budget history.

Powell discussed this division would be made for future expenses and would be presented to ownership for the 2025 proposed budget, which the ownership votes to approve.

Brown motioned to separate the roof project only with chalet owners paying 63% and condo owners paying 37% of project costs. Macklin seconded the motion. Two board members were in favor, two were opposed, two abstained, the motion was denied.

The Board will continue to move forward to find solutions, including a 17th amendment specific to the division of the roofing project. Roofing project updates will continue to be on the monthly agenda.

Discussion was held regarding financing options for the Roofing Project.

Insurance Declaration Update:

The 16th Insurance Amendment passed with the vote count exceeding the required threshold. The Board will sign the resolution and will be added to the governing documents file. The insurance renewal is April 24, 2024.

Landscape Contract:

Powell motioned to accept the landscape contract with Precision Lawn and Snow Services as proposed. Brockie seconded, the motion carried.

Water Sewer District Update:

Macklin reported the Water Sewer volunteers have created posters for the condo buildings and banners for campus to continue to inform residents of the vote. The county requires 40% positive votes to create the district. There will be another round of mailings and door hanger communications. Ballots will be sent out April 19th for the May 7th election.

Water Infrastructure:

A discussion was held regarding the January 6th pressure spike event. Hammond Property Management has been inspecting units for pressure reducing valves, which most buildings have pressure reducing valves. The Board is waiting for feedback from Margot Ogburn on how to proceed with HLH.

OLD BUSINESS**Landscape Committee:**

The committee meetings were delayed with the current Board Projects. Brown will be communicating with the committee to schedule regular meetings the first Tuesday of the month. Owners that are interested in volunteering for the committee should reach out to Hammond Property Management.

Management Contract:

The Hammond Property Management contract is up for renewal in January 2025. Margot Ogburn, the HOAs attorney created the HPM contract and can not review for the Board due to conflicts of interest. The Board approves to work with attorney Brant Beaudry of Big Fork, MT for management contract review.

REPORTS**Property Management Report:**

Lukas presented the manager's report, which was included in the meeting packet. Lukas is working with a new contractor on condo shed roofs over propane meters. Dave's Lock and Key will start the repair for condo doors April 10th. Two new condo fans were replaced for B building which decreases the temperature variance. More replacement fans are on order. Broken parking outlets were repaired. The team is continuing work with Buffalo Restoration from the pressure spike event and sewage back up event.

Rule & Parking Enforcement Reports:

Weinrich presented the rules and parking enforcement report. Rule enforcement will be focusing on spring clean-up. One vehicle was towed last month.

Adjourn

The meeting adjourned at 7:53 PM.