

**Minutes of Board of Directors Meeting  
For the Association of Unit Owners of  
Firelight Meadows  
October 19, 2010**

**Call to Order**

President Jack Eakman calls the meeting to order at 8:05 pm.

Directors in attendance are Presiding officer Jack Eakman of unit V96, Amy Ronnigen Free of unit D17, Sam Geppert of unit C1, Garrett Baldensperger of unit C95, Sam Reznicek of unit D2, Scott O'Connor of unit D6 (via conference call), Twila Moon of unit V103 (via conference call).

There are no absent directors.

Also in attendance are guests Attorney Jennifer Farve, Accountant Doug Shanley, Jose Morales and Markus Kirchmayr of Alpine Property Management, and Communications Coordinator Bethany Smith.

(All Directors will be identified by their last names from hereafter in the minutes.)

**Minutes of the Last Meeting**

Moon motions to approve the minutes of the last board meeting. Free seconds the motion. All are in favor. None oppose.

**Financial Report**

Eakman notices that several unit owners are behind on their association fees. Shanley explains that they have until October 31, when the board can then decide to turn them over to Cbo Collections. Eakman inquires the board about turning these owners over to Cbo Collections by November 1, 2010. They will still receive a 30 day notice. Baldensperger motions to turn those that are delinquent on the list that Accountant Shanley submitted on October 19, over to collections if payment is not received by November 1, 2010. Geppert seconds the motion. All are in favor. None opposed.

Eakman is encouraged that people are starting to pay. \$104,000 has been turned over to collections in total, according to Accountant Shanley.

**New Business**

Geppert asks Reznicek about cutting down native grasses before the winter season and wonders if FLM should as well. Reznicek replies that it is probably intended to remove voles. Kirchmayr says that they have been successful cutting the tops of native grasses so that the seed lays on the ground ready to germinate in the spring. Reznicek responds that they have tried this method at the golf course and found that a plant will drop its seeds when it is ready to germinate.

Free offers to put a welcome packet together.

Eakman thanks the board for working very hard.

**Schedule the Next Meeting**

The next board meeting will be on December 21, 2010 at 6:00 pm at the Big Sky Water and Sewage Conference Room.

**Old Business**

Eakman cannot believe how ethical Hardy Plank is being. He thanks Kirchmayr for working hard and finding Dreisbach. Baldensperger would like to file a lawsuit against the developers.

Accountant Shanley explains that the association has about \$63,000 in reserves that can be used for Chalet repairs. If an extra \$100 per quarter is acquired by Chalet owners at the beginning of 2011, these repairs could possibly be paid as they are made. Kirchmayr asks if the Condo fund could loan money to the Chalets. “The one thing I want to avoid is having individual loans to Chalet owners to pay for this,” Eakman expresses, “because that holds up sales, and that holds up title changes, it holds up all kinds of things.”

**Adjournment**

Meeting adjourned at 8:17 pm.

Minutes submitted by Bethany Smith, Communications Coordinator.