

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**November 15, 2018**  
**Offices of GM Management**

President Victoria Johnson called the meeting to order at 7:07 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the October, 2018 Board Meeting. The motion was seconded and carried.

Vicki made a motion to approve the DRC minutes and decisions from the October, 2018 meeting. The motion was seconded and carried.

**Landscape**

Kerry King, of Gothic Landscape, gave the following report: The fire clearing on Sweetgrass has been completed for the first phase. The fuel modification zones in other locations in the community will be reviewed further with the fire district in the spring. Water use has been reduced by roughly 43%. The board and Gothic discussed the condition of the trees in the community. Tree stakes are being replaced because the high winds have caused breakages. Kerry reported that if Gothic is awarded the landscape enhancements project, there would be no additional charge to remove the existing rocks and plants in the Glenmeadow entrance islands.

Chuck moved to accept the proposal from Gothic for the Glenmeadow landscape enhancement project. Joyce seconded and the motion carried.

The board, homeowners and Gothic discussed the recent fires and whether additional brush clearing should be scheduled. Kerry suggested doing follow-up clearing in

September each year in addition to the work done in May/June. John will follow up with the Parks District about clearing out overgrowth along the trails.

The board discussed sending a reminder to all owners about keeping trees trimmed and weeds away from structures.

3876 Young Wolf – The board discussed that the owner of this property would like to take over the maintenance of the slopes. Per the CC&Rs (section 4.6.6), this is allowed provided the enumerated steps are followed. John will send the required documents to the owner.

### **Financial**

Chuck gave the financial reports.

### **Management**

John gave the Manager's Report.

### **HOA Business**

Vicki reported that she is working on getting some new Christmas light strands. Jingle Jam is scheduled for December 21.

Webcast Committee – Chuck moved to create a committee to investigate setting up an internet or phone line connection for owners who want to join the HOA meetings from offsite locations. Naren seconded and the motion carried.

### **Collections:**

Chuck moved to turn the following accounts over to SBS Lien Services for the filing of a lien for non-payment of HOA assessments: 154-1, 628-2, 374-1, and 599-2. Vicki seconded and the motion carried.

The board voted at the November 15, 2018 executive session meeting to record a notice of default on account 217-1.

### **Homeowner Speaker Cards**

Aaron Babit, 4391 Copperstone, addressed the board regarding some landscape concerns, including gophers, weed growth and debris/obstructions in the animal crossing tunnels near his property. Gothic will address these concerns. He also reported some numbers are missing from his mailbox.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner delinquencies/fines and vendor contracts.

The meeting was adjourned at 8:01 p.m.

Minutes taken and transcribed by John Snee

**Big Sky Homeowner's Association**  
**DRC Minutes**  
**November 15, 2018**

President Victoria Johnson called the DRC Meeting to order at 6:00 p.m. Also present:  
Joyce White, Secretary  
Chuck Moore, Treasurer  
Naren Jhala, Member-at-Large - not yet  
John Snee, GM Management  
Shane and Jan Tosso, 2292 Swift Fox Court

Shane and Jan Tosso, 2292 Swift Fox Court, addressed the board regarding a landscape and hardscape improvements request. The board approved the request.

The meeting was adjourned at 6:30 p.m.

Minutes taken and transcribed by John Snee

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**October 18, 2018**

President Victoria Johnson called the meeting to order at 7: 05 p.m. Also present:  
Chuck Moore, Treasurer  
Naren Jhala, Member-at-Large  
John Snee, GM Management  
Kerry King, Gothic Landscape  
Jim D'Angelo, Gothic Landscape  
Homeowners per sign-in sheet

**Minutes**

Vicki made a motion to approve the regular and executive session minutes of the September, 2018 Board Meeting. Naren seconded and the motion carried.

Vicki made a motion to approve the DRC minutes and decisions from the September, 2018 meeting. The motion was seconded and carried.

**Landscape**

Kerry, of Gothic Landscape, gave the following report: watering time has been reduced as a result of cooling nighttime temperatures, though the Santa Ana winds are contributing to dryness. Gothic is in the process of analyzing the water bills to see where further savings can be realized. The Acacia cutback at the Fire Station has been completed, as has the seasonal fertilizing. The v-ditch cleaning is ongoing. The irrigation repairs, though fairly extensive, were not as numerous as in previous month. Kerry reported that he, Steve Montanez and John Snee met with Larry Williams from the Fire District to review the areas where more brush clearing is required along Sweetgrass. Kerry distributed proposals to perform weed abatement and tree trimming/lifting to meet the county's requirements. Gothic will help with obtaining any required permits. This area will become part of the regular weed abatement program after the initial clearing. The new solar controllers have been installed. Some plants from the median project died in the heat; the weather is cooling, so the replacement plants will be installed soon. Naren will meet with Gothic to go over the plantings. The board reported there has been substantial water runoff in the medians. Jimmy will check into this and provide a bid to convert the remaining median irrigation to drip.

Proposal #BS09184 – the board will wait on this one and review again when the Glenmeadow planting improvement project commences.

Proposals #BS010181 & BS10184 – Chuck moved to approve these bids for the additional fire clearing work, with the wood from the Oak tree to be placed on the vacant pad. Naren seconded and the motion carried.

### **Financial**

Chuck gave the financial report, which is attached to the end of these minutes.

### **Management**

John gave the Manager's Report.

### **Old Business**

### **New Business**

Chuck moved to approve the language of the proposed addition to the rules under section F. Parking Rules. Vicki seconded and the motion carried:

15. All vehicles parked within the Association, whether in a driveway or on the street, must be kept in a reasonably clean condition, free of excessive dirt, cobwebs, leaves and other debris.

Chuck moved to approve the language of the proposed addition to the rules under section G. Sign & Holiday Decoration Rules. Vicki seconded and the motion carried:

5. Signs supporting a political candidate or a ballot measure are permitted with the following restrictions:
  - A. Signs may be no larger than 30 inches by 18 inches.
  - B. Only one sign per candidate, or per ballot measure is permitted on any one lot.
  - C. Political signs may not be posted earlier than 30 days before the election or primary.
  - D. Political signs must be removed no later than 5 days after the election or primary.

Chuck moved to approve the language of the proposed addition to the rules under section G. Sign & Holiday Decoration Rules. Vicki seconded and the motion carried:

6. No signs shall be attached to any poles, fences, monument signs (for sale signs, lost pet signs, garage/estate sale signs, etc.). Violations subject to the Association's fine schedule. (Reference section 2.4 of the CC&Rs for more information.)

These proposed changes will be mailed to all owners at least 30 days before the January, 2019 meeting.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: Homeowner delinquencies, violations and fines.

The meeting was adjourned at 7:51 p.m.

Minutes taken and transcribed by John Snee

### **Big Sky Financial Analysis as of 9/30/2018**

This is the fourth month of our 2018-2019 fiscal year. Our year to date income is: \$631,586 vs a budgeted \$641,718 (\$10,132 less than budgeted.)

For the month, we had actual expenses of \$280,852 versus a budget of \$239,671. Our YTD water costs are now over budget by \$70,553. Gothic was directed to reduce the watering times.

Year to date, we have spent \$45,238 more than we collected, and we have spent \$22,369 more than budgeted.

The Big Sky Operating account has \$362,803. In the Reserves, we have a balance of \$2,354,384. Due to unexpected high water bills, and because most of the operating cash was invested in CDs, a \$100,000 loan was made from reserves to operating. It will be repaid when an operating account CD matures in January 2019.

#### **Delinquency**

Currently, this month's delinquency total is \$130,220, down 2.63% from the prior month. For the month, 1-30 days is down 30.15% to \$27,566, 30-60 is up 25.27% to \$17,154, and 60+ is up 6.11% to \$85,499. Due to chargebacks for fence painting, there is a small bubble of unpaid reimbursements sitting now in the 30-60 day bracket. As the painting continues, new chargebacks will be added and will also scroll across the day ranges.

17 accounts totaling \$20,623 are in arrears and being monitored.

4 accounts that total \$21,890 are making agreed upon payments .

2 accounts are in the collection process. The total is \$8,185.

4 accounts are in the bankruptcy process. The total owed is currently \$38,114

1 vacant lot was scheduled for a foreclosure sale, but they submitted payment in full of \$4,668.05.

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**September 20, 2018**

President Victoria Johnson called the meeting to order at 7:05 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Nick DePasquale, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Joyce made a motion to approve the regular and executive session minutes of the August, 2018 Board Meeting. Joyce seconded and the motion carried.

**Landscape**

Kerry, of Gothic Landscape, reported that they are dealing with weed growth; preparations are being made for the fall plantings; the recent tree trimming completed by Newbury Tree Service for traffic clearance left some trees unbalanced; the Fire Department has requested the HOA trim Acacia by the station and helipad, which would cost between \$1,200 to \$1,500, as this is not included in the regular scope of the annual fire clearing. Kerry explained that he and John would be meeting with the Fire District to review the lot owned by the Mountain Conservancy for further fire clearing. He also discussed that there have been many irrigation repairs.

Naren asked Kerry to check the medians for over-irrigation.

The board discussed whether the water feature runs off of a separate backflow. Jimmy will check with Steve Montanez.

Gothic will provide a map showing the locations of the water meters.

Chuck directed Gothic to reduce water usage by 30%, as the recent water bills have been significantly higher than was budgeted.

Chuck moved to approve the Fire Department's request to trim the Acacia around the fire station. Naren seconded and the motion carried.



*3305 Soft Whisper* – Kerry reported that there is 163’ of shared fencing between the homeowner’s lot and the common area.

Naren reported the bid from Gothic to remove the two trees behind 3428 Sweetgrass has been reduced to \$1,600. Chuck moved to accept the proposal. The motion was seconded and carried.

### **Financial**

Chuck gave the financial reports.

### **Management**

John gave the Manager’s Report.

The board asked John to see if the city would install street signs for Copperstone and Goldstone in the median on Lost Canyon.

### **Old Business**

Chuck moved to approve the bid from Gothic to replace the Glendive and Legacy solar controllers. Vicki seconded and the motion carried.

The board asked John to check with Newbury Trees about Gothic’s comments regarding the recent tree trimming.

Vicki moved to approve proposal #4957 from 1<sup>st</sup> Class Access to repair the hinges at the Glenmeadow gates (bid #4957). The motion was seconded and carried.

Chuck moved to approve the bid from Simi Lock to repair/replace the locks at the Glenmeadow pedestrian gates. The motion was seconded and carried. To be paid from reserves.

### **New Business**

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner violations and fines, proposals for the Glenmeadow planter rehabilitation and hardscape project.

The meeting was adjourned at 8:06 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 8/31/2018**

This is the third month of our 2018-2019 fiscal year. Our year to date income is: \$484,820 vs a budgeted \$481,252 (\$3,568 more than budgeted.)

For the month, we had actual expenses of \$93,122 versus a budget of \$102,852. The water bill for July and August is in and it's \$178,438.35. As of next month, the year to date budget for water is \$245,000 but actual will be 315,553. That is \$70,000 over budget.

Year to date, we have collected \$88,838 more than we spent, but most of that is for the water bill coming due in september (\$178,438.)

The Big Sky Operating account has \$362,249. In the Reserves, we have a balance of \$2,465,115. We are actually short of cash on hand right now, but two CDs for \$400,000 come due on September 21.

### **Delinquency**

Currently, this month's delinquency total is \$133,735, up 12.3% from the prior month. Of this, \$14,098 is current due to bill backs for painting of the fence. For the month, 1-30 days is up 50.32% to \$39,464 (\$14k fence painting), 30-60 is down 6.3% to \$13,694, and 60+ is up 3.02% to \$80,576.

15 accounts totaling \$19,263 are in arrears and being monitored.

4 accounts that total \$23,063 are making agreed upon payments .

3 account are in the collection process. The total is \$11,862.

4 accounts are in the bankruptcy process. The total owed is currently \$37,240.

**Big Sky Homeowner's Association**  
**DRC Minutes**  
**September 20, 2018**  
**Offices of GM Management**

President Victoria Johnson called the DRC Meeting to order at 6:04 p.m. Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Nassrollah Sanavi, 2576 Greenshadow

Nassrollah Sanavi, 2576 Greenshadow, addressed the board regarding the unfinished lot outside the Goldstone gate.

3407 Glendive – Chuck moved to approve the paint request. Joyce seconded and the motion carried.

2735 Forest Grove Lane – Vicki moved to approve the paint request. Chuck seconded and the motion carried.

Solar Panels – owners who are upgrading, replacing, retrofitting, etc., their solar panels still need to submit the arch mod request.

The meeting was adjourned at 6:30 p.m.

Minutes taken and transcribed by John Snee

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**August 16, 2018**

President Victoria Johnson called the meeting to order at 7:06 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the July, 2018 Board Meeting. The motion was seconded and the motion carried.

**Landscape**

Kerry King, of Gothic Landscape, reported that he has been working with Steve Montanez to monitor the irrigation system in during the heat wave. There are two solar controllers (one is on Glendive and the other is off of Legacy, just past wanderings) that need to be replaced. He changed the charging panels, but this has not resolved the problem. He met with Jim from Quantum Solar who says the charging cell is the problem. Kerry recommends LEIT solar controllers that are about \$3,000 each. In the meantime, locks have been placed on the access doors so no one can tamper with them. Controller 4b recently went down so Rainbird came out and they provided a new panel at no charge. Replacement plants have been ordered to replace the heat stressed trees that died. Kerry will install drain tubes on the trees to prevent flooding. Controller 23 at Soft Whisper failed. The master valve/flow sensor did not pick this up, so they were replaced and now they are working properly. Chuck reported that the water was running in the center divider near Copperstone on Lost Canyons. Water has begun flowing out of the electrical box by the Goldstone gate. Gothic is addressing gopher and rabbit problems.

**Financial**

Chuck gave the financial reports.

**Management**

John gave the Manager's Report.

## **Old Business**

## **New Business**

Drones – The board discussed recent drone activity in the community. John will contact the City of Simi and Simi PD to see what the city's policies are.

## **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner delinquencies and fines; contracts.

The meeting was adjourned at 7:42 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 7/31/2018**

This is the second month of our 2018-2019 fiscal year. Our year to date income is: \$328,723 vs a budgeted \$320,765 (\$7,938 more than budgeted.)

For the month, we had actual expenses of \$237,333 versus a budget of \$207,852. Water was over budget by \$32,115.

Year to date, we have collected \$25,863 more than we spent.

The Big Sky Operating account has \$330,965.43. In the Reserves, we have a balance of \$2,486,799.

### **Delinquency**

Currently, this month's delinquency total is \$119,086, up 4.3% from the prior month. For the month, 1-30 days is up 2.11% to \$26,254, 30-60 is up 63.04% to \$14,615, and 60+ is down 1.61% to \$78,217.

12 accounts totaling \$14,664 are in arrears and being monitored.

5 accounts that total \$28,569 are making agreed upon payments .

3 account are in the collection process. The total is \$11,221.

4 accounts are in the bankruptcy process. The total owed is currently \$36,406.

**Big Sky Homeowner's Association**  
**DRC Minutes**  
**August 16, 2018**

President Victoria Johnson called the DRC Meeting to order at 6:00 p.m. Also present:  
Joyce White, Secretary  
Chuck Moore, Treasurer  
Naren Jhala, Member-at-Large  
John Snee, GM Management  
Ulysses Molina, 3342 Crosspointe Ct.

Ulysses Molina, 3342 Crosspointe Ct., addressed the board regarding a request to install a swimming pool. The committee approved the request.

3390 Soft Whisper – The board approved the solar panels request.

The meeting was adjourned at 6:23 p.m. Minutes taken and transcribed by John Snee

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**July 19, 2018**

President Victoria Johnson called the meeting to order at 7:05 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the June, 2018 Board Meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the June, 2018 meeting. The motion was seconded and carried.

**Landscape**

Jim D'Angelo of Gothic Landscape gave the following report: The heat has been very challenging; several of the newly installed trees are showing signs of stress. A tree that was submerged in water has died and is being replaced at no charge. They have replaced the two trees on Legacy that were damaged in the recent auto accident. Naren and Kerry will meet to review the trees requiring trimming on Erringer and Lost Canyon. The crew will be cleaning out the algae in the gutter on Copperstone. The Oak trees in the community are being treated for Mistletoe. More tree stakes have been added to the new trees. The transplanted Oak tree is doing well. Gothic is working to reduce the price of their proposed landscape improvements project.

Chuck reported that the solar station at the end of Glendive has been beeping and that the control box door was not locked. Jimmy will make sure the boxes are locked.

The board thanked Gothic for improving the area at the end of Swift Fox.

The board discussed that the water feature on Erringer is currently being serviced for a pump motor failure.

**Financial**

Chuck gave the financial reports. A copy is included at the end of these minutes.

### **Management**

John gave the Manager's Report.

### **Old Business**

Fence repairs – Chuck moved to approve the bid from Guardian Fence for \$1,175 to repair the fence at Lost Canyon & Erringer that was damaged in a recent auto accident. Vicki seconded and the motion carried.

Chuck reported that the HOA is going to move forward with painting the common area wrought iron fences throughout the community, and that the HOA's contractor will paint those fences shared with homeowners and bill those affected owners for 50% of the cost, which is \$4 per foot.

The board reported that the HOA is soliciting bids for the landscape contract.

### **New Business**

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following:

The meeting was adjourned at 7:33 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 6/30/2018**

This is the first month of our 2018-2019 fiscal year. Our year to date income is: \$169,683 vs a budgeted \$160,484 (\$9,198 more than budgeted.)

For the month, we had actual expenses of \$65,526 versus a budget of \$102,876. There was a \$25,116 insurance payment made in June that was actually budgeted for in May of the prior accounting period. Also, there was a \$70,476 landscaping payment for June that was actually paid in the prior month (prior accounting period.) So the adjusted expense for June was \$110,886.21 vs budget of \$102,876.92, for an overage of \$8,009. Most of this was due to a collection expense of \$7635.73.



Year to date, we have collected \$58,797.17 more than we spent. This difference is due to the bi-monthly billing for water.

The Big Sky Operating account has \$414,890. In the Reserves, we have a balance of \$2,483,577. Our accountants discovered an error on one checking account that was previously coded as belonging to Operating, which in fact belonged to Reserves. This account contained \$108,054. The previous loan made to reserves for \$70,000 was from this account, so it is no longer a loan since the funds came from a reserve account.

### **Delinquency**

Currently, this month's delinquency total is \$114,174, up 2.67% from the prior month. For the month, 1-30 days is up 51.61% to \$25,711, 30-60 is down 19.86% to \$8,964, and 60+ is down 4.29% to \$79,498. Of note is one homeowner, who was behind almost \$10,000, made a payment plan with the HOA and made the first payment of \$7,500 before we started foreclosure proceedings.

14 accounts totaling \$19,258 are in arrears and being monitored.

5 accounts that total \$19,472.95 are making agreed upon payments .

5 account are in the collection process. The total is \$14,502.95

2 are active in the collection NOD process. The Grand total is \$31,583 .

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**June 21, 2018**

President Victoria Johnson called the meeting to order at 7:05 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Joyce made a motion to approve the regular and executive session minutes of the May, 2018 Board Meeting, as well as the minutes and decisions of the May DRC Meeting. Naren seconded and the motion carried.

**Landscape**

Kerry King, of Gothic Landscape, gave the following report:

Irrigation times have been increased as a result of the heat and there have been some repairs to the mainline in various locations. Also, one of the controller panels had to be replaced. This was replaced by Rainbird at no charge. The fire chief signed off on the weed abatement. Lost Canyon & Erringer medians are being maintained/cleaned. Gophers and rabbits are a problem throughout the community. The gopher subcontractor is making progress. The backflow handles were repaired on Erringer near Lost Canyons. Kerry and Naren are reviewing Gothic's estimates on the big project. Naren asked Kerry to check the sprinklers on Erringer; there is a lot of water runoff on the street. The new Arbutus trees have an aphid infestation; Gothic is having them treated. Naren asked Kerry to make sure all the new trees are properly staked to the ground.

A homeowner requested that the trees in the medians on Lost Canyons be trimmed so as to clear his Class C motor home.

**Financial**

Chuck gave the financial reports (the Treasurer's Report is included at the end of these minutes). Chuck asked John to check with the accountant regarding the short-term transfer to reserves from operating to cover a check to Gothic as this was not reflected in the financial report.

### **Management**

John gave the Manager's Report.

### **Old Business**

Landscape Improvements - Naren explained that the board is working with Gothic on the big landscape project. The plans will be displayed at the next meeting. The call boxes at Glenmeadow are being replaced.

### **New Business**

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner violations/fines and delinquencies.

The meeting was adjourned at 7:48 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 6/30/2018**

This is the first month of our 2018-2019 fiscal year. Our year to date income is: \$169,683 vs a budgeted \$160,484 (\$9,198 more than budgeted.)

For the month, we had actual expenses of \$65,526 versus a budget of \$102,876. There was a \$25,116 insurance payment made in June that was actually budgeted for in May of the prior accounting period. Also, there was a \$70,476 landscaping payment for June that was actually paid in the prior month (prior accounting period.) So the adjusted expense for June was \$110,886.21 vs budget of \$102,876.92, for an overage of \$8,009. Most of this was due to a collection expense of \$7635.73.

Year to date, we have collected \$58,797.17 more than we spent. This difference is due to the bi-monthly billing for water.

The Big Sky Operating account has \$414,890. In the Reserves, we have a balance of \$2,483,577. Our accountants discovered an error on one checking account that was previously coded as

belonging to Operating, which in fact belonged to Reserves. This account contained \$108,054. The previous loan made to reserves for \$70,000 was from this account, so it is no longer a loan since the funds came from a reserve account.

### **Delinquency**

Currently, this month's delinquency total is \$114,174, up 2.67% from the prior month. For the month, 1-30 days is up 51.61% to \$25,711, 30-60 is down 19.86% to \$8,964, and 60+ is down 4.29% to \$79,498. Of note is one homeowner, who was behind almost \$10,000, made a payment plan with the HOA and made the first payment of \$7,500 before we started foreclosure proceedings.

14 accounts totaling \$19,258 are in arrears and being monitored.

5 accounts that total \$19,472.95 are making agreed upon payments .

5 account are in the collection process. The total is \$14,502.95

2 are active in the collection NOD process. The Grand total is \$31,583 .

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**May 17, 2018**

President Victoria Johnson called the meeting to order at 7:03 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the April, 2018 Board Meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the April, 2018 meeting. The motion was seconded and carried.

**Landscape**

Kerry, of Gothic Landscape, gave the following report: The weed abatement is in progress. Kerry will walk the properties with the fire chief after June 1 to make sure the weed abatement has been completed to the county's standards. The islands planting project is moving forward and the tree planting project is now complete. Naren requested that some larger stakes be used for some of the trees; additional plants are being installed and some irrigation repairs were performed. Kerry reported that the city approved the plans for the landscape enhancements to the backbone streets and the Glenmeadow entrances. Kerry will present the proposal for this work to the landscape committee. Naren requested a detailed breakdown of the proposal for the landscape and irrigation repairs required due to the car accident that occurred on Legacy, between Iolite and Wanderings.

There was some discussion about the condition of the landscape at lots near Eagle Flight and Snowgoose.

The board reviewed a bid from Guardian Fence to install a new gate at the end of Sentinel. Vicki moved to approve the proposal. The motion was seconded and carried.

The board discussed that the owner of the vacant lot at the end of Falcon needs to better secure the property to prevent unauthorized persons from loitering there.

### **Financial**

Chuck gave the financial reports. The summary is attached to the end of these minutes.

### **Management**

John gave the Manager's Report.

### **Old Business**

### **New Business**

The board reviewed comments and a quote from Quantum Solar regarding the installation of solar panels on the water feature building. John will get more details and secure more bids.

These open session minutes hereby reflect that the board voted in executive session at the April, 2018 meeting to file a notice of default on accounts 63-1 and 752-1 for non-payment of HOA assessments.

### **Homeowner Comments**

Kevin & Jessica Edwards, 3477 Trego, addressed the board regarding some common area trees behind their property and requested they be removed. Naren reported that he will ask Kerry to look at the trees.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: Homeowner violations/fines and delinquencies as well as owner's request for fence paint reimbursement.

The meeting was adjourned at 7:49 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 4/30/2018**

This is the ninth month of our 2017-2018 fiscal year. Our year to date income is: \$1,618,927 vs a budgeted amount of \$1,632,941 (\$14,014 less than budgeted.) For the month, we had actual expenses of \$99,139 versus a budget of \$100,790. We are under by \$1,714.13.

Year to date, we have collected \$6,898 less than we spent. YTD, we are \$46,222 in expense over budget.

The Big Sky Operating account had \$588,866. In the Reserves, we have a balance of \$2,367,664.

### **Delinquency**

Currently, this month's delinquency total is \$114,152. For the month, 1-30 days is up 19.68% to \$21,289, 30-60 is down 8.48% to \$9,478.18, and 60+ is down 16.92% at \$83,386.

15 accounts totaling \$18,496 are in arrears and being monitored. One has entered bankruptcy.

3 accounts that total \$7,514 are making agreed upon payments . 1 owner is asking for payment plan for \$7,315. 4 homes have NODs filed, totaling 16,243.67. 1 home is about to be foreclosed for \$9,402.

2 homes totaling \$30,761.41 are in chapter 13.

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**April 19, 2018**

President Victoria Johnson called the meeting to order at 7:09 p.m.

Also present:

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Vicki moved to approve the DRC, regular and executive Session minutes of the March, 2018. The motion was seconded and carried.

**Landscape**

Kerry, of Gothic Landscape, gave the following report: Gothic has had crews out on the previous two Saturdays to work on the weeds and to install plants on Lost Canyons. The islands project is underway that was approved at the March meeting. The plantings should be completed this week. They are aggressively going after the gopher problem. The drainage basin clearing has been completed. Kerry presented a bid to improve the planter on Crosspointe at Legacy. Naren will review and report back to the board.

The tree trimming behind 4102 Eagle Flight tree trimming was completed, but the owner is not satisfied with the work. Chuck advised that the homeowner can hire Gothic directly to remove the trees. Naren will review the trees and report back to the board. Kerry reported that he will present a proposal soon to renew the programming service for the controllers through Rainbird. He anticipates the price will be somewhere between \$3,000 and \$4,500.

*Landscape Improvement Plans* – Gothic has a meeting with the city manager and planning department on Tuesday, April 24<sup>th</sup> to discuss the approval status and the reason for the excessive delays. Chuck and John offered to attend.

*Tree proposal* – Gothic offered to reduce the proposal price for the tree work on Legacy and Legends by an additional 5%. Naren made a motion to approve the bid. Chuck seconded and the motion carried.

**Financial**



Chuck gave the financial reports. The report is at the end of these minutes.

*2018-2019 Operating Budget* – Chuck moved to approve the budget as proposed with dues increasing to \$194 and \$248 for Glenmeadow owners. Naren seconded and the motion carried. Chuck reported the Vortech facility cleaning will be funded through reserves. Chuck also reported that the board will be going out to bid the landscape contract.

The board discussed the possibility of installing solar panels on the water feature building.

### **Management**

John gave the Manager's Report.

Vicki reported that the Glenmeadow gates are making loud noises when opening and closing.

### **Old Business**

Color Pallet Review – Chuck presented the course of action that owners will need to follow when presenting requests for approval to paint their homes. Because the homes were originally fogged with Marlex, and not painted, it is very difficult to match colors. The process will require that an owner must—in addition to supplying the completed forms—paint sample swatches on the home for review by the board. The board will try to make a decision within a few days. All homeowners must submit the colors for review, regardless of whether they intend to match the existing colors. This is because the board must confirm that the colors being used do, in fact, match the existing colors.

Chuck moved to disband the paint color committee. The motion was seconded and carried.

### **New Business**

The board voted to file a notice of default on account 332-2 and 543-1 at the March, 2018 meeting for non-payment of HOA assessments.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner delinquencies/fines.

The meeting was adjourned at 8:36 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 3/31/2018**

This is the tenth month of our 2017-2018 fiscal year. Our year to date income is: \$1,483,750 vs a budgeted amount of \$1,484,493 (\$742 less than budgeted.)

For the month, we had actual expenses of \$198,312 versus a budget of \$155,790. We are over by \$42,522. Year to date expenses have been \$1,526,686, while the budgeted amount was \$1,478,813. We are over year to date by \$47,873.

Year to date, we have collected \$44,558 less than we spent. YTD, the main culprit for the overage is water - which is over budget by \$107,702.

The Big Sky Operating account had \$549,579. In the Reserves, we have a balance of \$2,372,658.

### **Delinquency**

Currently, this month's delinquency total is \$128,512, down 1.82% from the prior month. For March, 1-30 days is down 24.58% to \$17,788, 30-60 is up 1.24% to \$10,356, and 60+ is up slightly 1.24% to 100,369.

16 accounts totaling \$20,351 are in arrears and being monitored. One of those is in bankruptcy.

3 accounts that total \$13,578 are making agreed upon payments .

8 are in progress with the collection agency with liens filed. These total \$34,234.79. 1 of these is in bankruptcy. 2 are active in the collection NOD process. The Grand total is \$30,206.

**Big Sky Homeowners' Association**  
**Annual Meeting &**  
**Board of Directors Meeting**  
**March 15, 2018**

President Victoria Johnson called the meeting to order at 7:07 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

**Annual Meeting**

John Snee announced that the Annual Meeting could not be called to order because a quorum of homeowners was not achieved.

**Minutes**

Vickie made a motion to approve the regular, executive session and DRC minutes of the February, 2018 Board Meeting. Joyce seconded and the motion carried.

**Landscape**

Kerry King, of Gothic Landscape, gave the following report: There was a problem with controller #19 on Lost Canyon. Rainbird is coming out tomorrow morning to review. Steve Montanez recommends leaving the controllers off for two more weeks due to the rain. A crew will be brought in to work the slopes on an upcoming Saturday, weather permitting. Weed abatement treatment is ongoing. Gothic has replanted those areas in the Erringer medians where the plants were stolen.

The homeowner at 4102 Eagle Flight requested that the HOA trim the four trees behind his home. These were not trimmed during the most recent cycle. The board instructed Gothic to go ahead and trim the trees.

Kerry reported there continue to be delays that are preventing the implementation of the landscape enhancement project in the community. The city is requiring that adjustments to the plans be made. Both the city and the Association's landscape architect have been

slow in responding to requests from Gothic and the landscape committee. Naren reported he would work very closely with Kerry to make sure this process continues moving toward a resolution. The board will review other options, if necessary, to move things along.

Kerry explained that Gothic is making personnel adjustments and taking other steps to ensure the plants are getting the proper maintenance. Mustafa asked Kerry to make sure Gothic is following up on the plantings that are approved to ensure they continue to thrive.

Naren reported that many trees are going to be planted, from Legacy to Legends.

Naren asked Gothic for an update on the status of an over-watering problem at a residence that was affecting the common area. This was discussed further during executive session.

### Proposals –

Bid #BS03182 – The board approved the bid to remove the silt from the drain basin on Lost Canyons. The board signed the proposal.

Bid #BS02185 - Naren reported that this proposal should be approved because median plantings are needed along Lost Canyons, and the price of this bid was reduced by \$2,000. This will be billed to reserves. The board signed the proposal.

### **Financial**

Chuck gave the financial reports. The report is attached to the end of these minutes.

### **Management**

John gave the Manager's Report.

### **Old Business**

Color Pallet Committee – Chuck reported that the committee is still working with Dunn Edwards to try to get all of the original colors identified.

Rule Change -

Chuck moved to approve and adopt the following changes to the Rules & Regulations and the Design Guidelines. Joyce seconded and the motion carried:

1) Holiday Decorations (This is now rule # 4 under Section G. Sign & Holiday Decoration Rules in the Big Sky HOA Rules & Regulations):

Decoration of common area components by homeowners: The board understands that homeowners may wish to extend holiday decorations to certain common area components adjacent to their lot, such as fences, mailboxes, etc. This is permitted with prior board approval, provided such decorations be installed and removed in accordance with rule #3, above. Also, the homeowner/resident installing such items is solely responsible for any damage caused. Any such affected common area component shall not be altered or modified by the homeowner in any way.

2) Construction Hours – The following has replaced Section II.F in the Big Sky HOA Design Guidelines:

Construction\* is only permitted between the following hours:

Monday through Friday	Between 7:00 a.m. and 5:00 p.m.
Saturday	Between 8:00 a.m. and 4:00 p.m.
Sunday	No work permitted
Federal Holidays	No work permitted

\*Construction is defined as the building of something, typically a structure, using tools such as hammers, saws, jackhammers and/or other such construction equipment that results in loud noises. Homeowners may conduct their own low-impact projects, such as painting, outside the approved hours, provided such projects do not involve 3<sup>rd</sup> party contractors/vendors or the use of loud construction-type equipment.

### New Business

The board asked John to look into having an undercover police car parked on various streets in the community as a way to deter thieves, speeders, etc.

### Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations/fines and delinquencies

The meeting was adjourned at 7:57 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 2/28/2018**

This is the ninth month of our 2017-2018 fiscal year. Our year to date income is: \$1,323,682 vs a budgeted amount of \$1,336,043.25 (\$12,361 less than budgeted.) For the month, we had actual expenses of \$99,350.53 versus a budget of \$101,990.31. We are under by \$2,639.78.

Year to date, we have collected \$4,691.85 less than we spent. YTD, we are \$5,351.44 in expense over budget.

The Big Sky Operating account had \$592,684.34. In the Reserves, we have a balance of \$2,366,204.

**Delinquency**

Currently, this month's delinquency total is \$130,899.68. For the month, 1-30 days is up 2.18% to \$20,824, 30-60 is down 1.4% to \$10,229, and 60+ is up slightly at \$99,847.

There is one account that owed \$36,111.05 that has been foreclosed on and resold. The full amount was written off.

16 accounts totaling \$20,262 are in arrears and being monitored.

2 accounts that total \$7,829 are making agreed upon payments . Additionally, 2 that were making payments are in default and may be turned over our collection agency. The total is \$8,691. 7 accounts totaling \$30,086 are in the lien process that lead to filing of a notice of default.

2 are active in the collection NOD process. The Grand total is \$28,811 .

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**February 15, 2018**

President Victoria Johnson called the meeting to order at 7:04 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the January, 2018 Board Meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the January, 2018 meeting. The motion was seconded by Joyce and carried.

**Landscape**

Kerry, of Gothic Landscape, gave the following report:

Kerry is transitioning as the foreman, who used to be Steve Montanez. Trimming and mulching is being done at the village monument signs. M3 Civil has requested some further cleanup be completed at the basins and this should be completed, soon. Fertilizer and pre-emergent continue to be installed throughout the community. The bare areas in the medians on Erringer and Lost Canyons will soon have more plants installed. Some of the under-sized trees on Legacy and Legends will be replaced. Bids will be presented, soon. Jimmy reported we're still waiting on the city to give final approval for the community-wide landscape improvement plans. The board also discussed the recent car crash on Iolite.

The board also requested that Gothic check the irrigation on the short connector road between Sweetgrass and Legends, and to verify whether this is HOA irrigation.

John Snee asked that they make sure the crew is not parking in traffic on the backbone streets.

Gothic reconnected the irrigation lines where the plants were stolen in the medians along Erringer. Vicki moved to approve bid #BS01183 to replace the stolen irrigation and plants. Joyce seconded and the motion carried.

The board requested a proposal from Gothic to remove left over pieces of concrete that are in the common area around the community.

### **Committees**

Chuck reported that the color committee met and that many of the houses were built and painted using a Merlex fog and most are custom colors. The color information on the D.R. Horton homes is not available from the city. A colorist will review the homes and determine what those colors are and map them to the Dunn Edwards colors. The committee is working on a document to describe the process whereby owners can obtain permission to paint their homes in the meantime.

### **Financial**

Chuck gave the financial reports.

### **Management**

John gave the Manager's Report.

### **Old Business**

*Reserve Study* – Chuck moved to approve the 3 year Loyalty Plan with Association Reserves. Joyce seconded and the motion carried.

### **New Business**

The board reviewed the proposals from Norm Mendenhall to install an address sign for the four properties on the private drive at the end of Swift Fox Court and also to add the number sign for 3458 Sentinel to the address post in the yard at 3477 Sentinel. Chuck moved to approve the address post for Swift Fox. The motion was seconded and carried. Joyce moved to approve the bid for the 3458 Sentinel sign. The motion was seconded and carried. John will ask Norm to complete both jobs for \$1,100.

Chuck moved to approve the bid from Ernie Romero to paint the iron fence around the basin across from 1881 Lakota. The motion was seconded and carried.

*Open Discussion & Speaker Cards* –



The board discussed homeowner comments that some common area split rail fences at the custom lots on Snowgoose had been removed.

Some homeowners and the board discussed that Fence Factory needs to do a better cleanup job after installing new fences.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: homeowner delinquencies and fines.

The meeting was adjourned at 7:54 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 1/31/2018**

This is the eight month of our 2017-2018 fiscal year. Our year to date income is: \$1,177,254 vs a budgeted amount of \$1187594 (\$10,339 less than budgeted.)

For the month, we had actual expenses of \$178,824 versus a budget of \$178,790. We are under by \$34.

Year to date, we have collected \$51,769 less than we spent. This is because of the offset of the bi-monthly water bill.

The Big Sky Operating account had \$530,102. In the Reserves, we have a balance of \$2,390,943.

### **Delinquency**

Currently, this month's delinquency total is \$128,255.95 - down .17% from last month. For the month, 1-30 days is down 3.97% to \$20,378, 30-60 is up 6.36% to \$10,374, and 60+ is down slightly .04% at \$97,502.95. There is one account that owed \$36,111.05 that has been foreclosed on and resold. The full amount was written off.

22 accounts totaling \$27,883 are in arrears and being monitored. 2 are being sent to collections.

4 accounts that total \$16,017.29 are making agreed upon payments .

5 are active in the collection process. The Grand total is \$45,772.69 .

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**January 18, 2018**  
**Offices of GM Management**

President Victoria Johnson called the meeting to order at 7: 06 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

**Minutes**

Chuck made a motion to approve the corrected regular session and executive session minutes of the November, 2017 Board Meeting. Naren seconded and the motion carried.

**Landscape**

Jimmy, of Gothic Landscape, gave the following report: There has not been much rain this winter; however, the roses and bougainvillea are growing nicely. The properties held up well during the wind storms. Pre-emergent has been installed. The v-ditches and drains are clear. The bids that were previously approved by Naren have been completed. The tree work is scheduled for January 30. The city is requesting that more mulch be included in the planters before they'll approve the plans. Jimmy expects to have final approval from the city within two weeks. There is a backflow on Falcon that needs to be replaced. Naren reported the price is high, so he will meet with Jimmy to review. John Snee reported that the city is asking the HOA to certify that the HOA maintained basins and vortech facilities are clear. This must be certified by an engineering firm.

Bid # BS0118 cleaning the basins. Vicki moved to approve the bid from Gothic to clear the vegetation, silt and debris from the storm basins. The motion was seconded and carried.

Jimmy reported that Steve Montanez is taking on a part time role, but will still be involved with Big Sky. Kerry King is working with Steve to become acclimated to the account. Steve will still be monitoring the smart irrigation system and Miguel is still actively involved.

Chuck asked that Gothic install boulders to prevent vehicles from going off road using that access road between Sweetgrass and Legends.

Chuck moved to let Naren make the final decision on the backflow bid. Joyce seconded and the motion carried.

It was reported there is a dead tree in one of the roundabouts on Eagle Flight. The board also discussed with Gothic that several Sycamore trees along Lost Canyon and Erringer will be trimmed and that the Plumb trees will be removed and replaced during future phases. Naren will update the board.

Vicki discussed the Fire Department's home protection policy during fires and whether this may be affected by the location of trees near the properties. Steve Montanez reported that he would meet with the new fire captain and get more information.

Jimmy will review the corner of Wanderings and Sweetgrass for any common area vegetation that may be over-grown.

Color Committee – Chuck reported that the city has provided files that include the original colors for all the villages. The committee is having Dunn Edwards match the original colors to their colors. The committee discussed that the policy going forward should be that homeowners who wish to paint their homes the same color as existing will need to get DRC approval and paint samples on the home for review by the committee before approval would be given so as to ensure the same colors are actually being used.

### **Financial**

Chuck gave the financial reports. The report is attached to the end of these minutes.

### **Management**

John gave the Manager's Report.

### **HOA Business**

The board reviewed and discussed bids for the cleaning of the Vortech facilities. John will obtain more bids.

Reserve Study – The board reviewed the bid from Association Reserves for the next study. John will find out if the HOA is on the loyalty plan and will advise Association

Reserves that the cleaning of the Vortech facilities should be included in future studies and paid out of reserves.

Changes to Rules & Regulations and Design Guidelines:

Vicki moved to approve the following language of the proposed rule change, as amended. Chuck seconded and the motion carried:

Holiday Decorations (This would become rule # 4 under Section G. Sign & Holiday Decoration Rules in the Big Sky HOA Rules & Regulations):

Decoration of common area components by homeowners: The board understands that homeowners may wish to extend holiday decorations to certain common area components adjacent to their lot, such as fences, mailboxes, etc. This is permitted with prior board approval, provided such decorations be installed and removed in accordance with rule #3, above. Also, the homeowner/resident installing such items is solely responsible for any damage caused. Any such affected common area component shall not be altered or modified by the homeowner in any way.

Joyce moved to approve the following language for the proposed change to the Design Guidelines. Mustafa seconded and the motion carried:

Construction Hours – This would replace Section II.F in the Big Sky HOA Design Guidelines and omit the phrase “or as the local agency allows,” and will read as follows:

Construction is only permitted between the following hours:

Monday through Friday	Between 7:00 a.m. and 5:00 p.m.
Saturday	Between 8:00 a.m. and 4:00 p.m.
Sunday	No work permitted
Federal Holidays	No work permitted

Collections –

Chuck made a motion to turn accounts 217-1 and 752-1 over to collections for the filing of a lien if no payment is received by February 1, 2018. Joyce seconded and the motion carried.

**Homeowner Speaker Cards:**

Mark Flannery, 3733 Cascara, addressed the board regarding a violation notice regarding landscape. The board reviewed photos/videos provided by the owner and determined the yard is in good condition and no fines will apply.

Roy Sanchez, 4045 Snowgoose, addressed the board regarding the HOA's financial reports.

### **Executive Session Adjournment Summary**

The Board discussed / addressed the following: Homeowner violation, fines and collection matters.

The meeting was adjourned at 8:34 p.m.

Minutes taken and transcribed by John Snee

## **Big Sky Financial Analysis as of 12/31/2017**

This is the seventh month of our 2017-2018 fiscal year. Our year to date income is: \$1,022,274.90 vs a budgeted amount of \$1,039,144.75 (\$16,889.85 less than budgeted.)

For the month, we had actual expenses of \$102,043.88 versus a budget of \$104,590. YTD, expense is 1,051,199.28 versus a budgeted amount of \$1,042,242.15. We are over due to water expense.

Year to date, we have spent \$27,924.38 more than we collected. This is because of the offset of the bi-monthly water bill.

The Big Sky Operating account had \$559,267. In the Reserves, we have a balance of \$2,377,774.

### **Delinquency**

Currently, this month's delinquency total is \$153,767 - down 4.08% from last month. For the month, 1-30 days is up 20% to \$21,220, 30-60 is down 1% to \$9,753, and 60+ is up 5% at \$133,667.

17 accounts totaling \$23,355.02 are in arrears and being monitored. One was sent to collections in December, one will be turned over in february.

5 accounts that total \$18,432.48 are making agreed upon payments .

7 are active in the collection process. The Grand total is \$84,462.44 . One, with the highest balance of \$36,111.05, was recently was foreclosed upon. The entire amount is being written off this month.