

Big Sky Homeowners' Association
Board of Directors Meeting
December 17, 2019
Offices of GM Management

President Victoria Johnson called the meeting to order at 11:03 a.m. Also present:
Chuck Moore, Treasurer
Naren Jhala, Member-at-Large (via teleconference)
John Snee, GM Management

New Business

Election Rules – Chuck moved to approve the language of the proposed election rules, to be voted on at the January, 2020 HOA Meeting. The motion was seconded by Vicki and carried.

The meeting was adjourned at 11:09 a.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
November 21, 2019
Offices of GM Management

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
Mark Richards, Gothic Landscape
Ron Fuchiwaki, City of Simi
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the October, 2019 Board Meeting. The motion was seconded and carried.

Guest Speaker

Ron Fuchiwaki, City of Simi, Public Works, addressed the board and homeowners regarding the Aromatic Trees Project.

Landscape

Kerry King, of Gothic Landscape, gave the following report: the irrigation system was turned off for two days due to precipitation. Cleanup from the wind has been ongoing. V-ditch cleaning is ongoing throughout the common area properties. The wild growth areas in the native corridors were discussed. 72 rose bushes have been damaged by gophers. Gothic will supply a bid to install protective cages around the rose plants. The nursery now has more rose plants available. Gothic and the board discussed installing protective fencing around the heritage Oak trees to prevent people from walking near the roots. Kerry reported the Oak tree on Erringer will be trimmed that is affecting lots on Trego.

Proposals –

Vicki moved to approve bids BS11191, BS07195, BS-1901. The motion was seconded and carried.

Vicki moved to hire M3 Civil to inspect and issue a report on the detention basins and BMPs throughout the community, as required by the city. The motion was seconded and carried.

Financial

Chuck gave the financial reports.

Big Sky Financial Analysis as of 10/31/2019

This is the fifth month of our 2019-2020 fiscal year. Our year to date income is: \$782,193 vs a budgeted \$795,675 (\$13,481 less than budgeted.)

For the month, we had actual expenses of \$244,902 versus a budget of \$102,978. The main difference is that the water bill came in late and is to be paid in October. The bill was for 139,701, and was budgeted in September for 160,000.

Year to date, we have collected \$53,233 more than we spent.

The Big Sky Operating account has \$260,291. In the Reserves, we have a balance of \$2,233,210. Due to CD investments and maturity dates, the Operating account had to loan reserves \$150,000 to pay for projects which bills came due. A CD for reserves will come due in April and then the operating account will be paid back.

Delinquency

Currently, this month's delinquency total is \$114,450, down 2.43% from the prior month. For the month, 1-30 days is down 29.27% to \$22,930, 30-60 is up 81.09% to \$19,873, and 60+ is down 3.06% to \$71,646.

7 accounts totaling \$19,054 are in arrears and being monitored.

2 accounts that total \$14,518 are making agreed upon payments.

3 accounts are in the collections process totaling \$34,775.

Management

John gave the Manager's Report.

Old Business

New Business

Election Rules – Vicki moved to hire attorney Tom Ware to create the Association's election rules, in conformance with state law and the HOA's governing documents. The motion was seconded and carried.

Big Sky Homeowner's Association

DRC Minutes

November 21, 2019

Offices of GM Management

President Victoria Johnson called the DRC Meeting to order at 6:02 p.m. Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

John Snee, GM Management

Michael & Suzanne Benson, 4235 Goldstone Lane

George Khalatian, 3602 Young Wolf

Michael & Suzanne Benson, 4235 Goldstone Lane, presented plans for a new home that they are building on an estate lot in Glenmeadow. The plans were approved.

Vicki Johnson presented a request to install a fence at her property. The committee signed the request with the condition that the city approves the windows.

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 17, 2019
Offices of GM Management

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
Mark Richards, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the September, 2019 Board Meeting and the minutes and decisions from the September, 2019 DRC meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: tree debris/leaf cleanup is ongoing from the heavy winds. The number of irrigation repairs has been higher than normal. The solar controller near Peregrine has failed and needs to be replaced. A resident's gardener's vehicle damaged another resident's property. The homeowner's landscape/hardscape project at 4174 Eagle Flight is ongoing. A new doggie waste station was installed near the water feature. The crew completed rose and planter fertilization; pruning and deadheading of the roses is ongoing; training of the roses on Lost Canyon has been completed. Once the fence repairs have been completed, Gothic will continue down Erringer. Upcoming work includes clean-up and replanting at the Glenmeadow entrance as well as pre-emergent applications for winter weeds.

They have been having issues communicating with the controller on Greenshadow. A high gain antenna would help. Gothic will submit a proposal to have this installed.

Chuck reported the dirt still has not been removed from the sidewalk v-ditches at Legends.

Chuck moved to approve bids BS10191, BS09193, BS05195, BS09192 revised and BS07191 revised 2. The motion was seconded and carried.

Financial

Chuck gave the following financial reports:

Big Sky Financial Analysis as of 9/30/2019

This is the fourth month of our 2019-2020 fiscal year. Our year to date income is: \$627,651 vs a budgeted \$636,540 (\$8,888 less than budgeted.)

For the month, we had actual expenses of \$99,641 versus a budget of \$269,121. The main difference is that the water bill came in late and is to be paid in October. By the way, the water bill that just came in was \$139,701 against the budgeted amount of \$160,000. So we are under budget for that by \$20,000.

Year to date, we have collected \$143,593 more than we spent (not taking into account the water.)

The Big Sky Operating account has \$350,895 In the Reserves, we have a balance of \$2,253,720. Due to CD investments and maturity dates, the Operating account had to loan reserves \$150,000 to pay for projects which bills came due. A CD for reserves will come due in April and then the operating account will be paid back.

Delinquency

Currently, this month's delinquency total is \$117,304, up 7.33% from the prior month.

For the month, 1-30 days is up 44.67% to \$32,418, 30-60 is up .68% to \$10,973, and 60+ is down 2.72% to \$73,911.

8 accounts totaling \$19,163 are in arrears and being monitored.

2 accounts that total \$15,010 are making agreed upon payments .

3 accounts are in the collections process totaling \$34,703. One has left bankruptcy with a balance of \$11,375 which may have to be written off.

Management

John gave the Manager's Report.

The board asked John to follow up with the city regarding the missing light pole on Lost Canyons that was destroyed in the car accident that occurred during the summer.

Old Business

Chuck reported the contractor has completed the lighting repairs at the water feature.

The board and homeowners discussed different beautification options for the water feature.

The board reviewed a proposal from Everglade Purchasing to purchase some of the HOA's debtors, but the board declined the offer.

DRC Minutes
October 17, 2019
Offices of GM Management

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
Arbi Zare, 3161 Griffon Court
Bao Pham, 2291 Swift Fox

Arbi Zare, 3161 Griffon Court, addressed the board regarding a letter he received for the condition of his front yard. Mr. Zare reported that his yard is being destroyed by rabbits. He presented samples of artificial turf that he is considering. He wants to wait until after the New Year before beginning the work. The board extended the deadline for completion to March 31, 2020, and advised that he must use either the Gladiator Wave Blade 50 oz. or the AGL Pro 100, 96 oz type artificial turf.

Bao Pham, 2291 Swift Fox, presented a request to install new landscape. There are some questions as to the design layout, so Naren will meet with Mr. Pham after the meeting to review.

The meeting was adjourned at 6:38 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 19, 2019
Offices of GM Management

President Victoria Johnson called the meeting to order at 7:04 p.m. Also present:
Chuck Moore, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Mark Richards, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Naren made a motion to approve the regular and executive session minutes of the August, 2019 Board Meeting and the minutes and decisions of the August, 2019 DRC Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Kerry introduced Mark Richards. The secondary brush clearing is ongoing; work is being done on the islands. Irrigation repairs are required as a result of lines that have been broken by the fence repair contractor. Only one or two Rose plants have been lost due to water losses and heat. For next month, trimming and weeding will continue on the streets and the slopes. Fertilization will be done in October. Rose pruning will be done and they are continuing to attach them to the split rail fences. There have not been as many irrigation repairs in September as in August. The Glenmeadow project: the plants from the hydro seeding will be removed soon. When the weather cools, some slopes will be replanted.

Gothic will clear the mud and debris from under the sidewalk v-ditches on Legends, as requested by Chuck.

Some owners of an estate lot on Goldstone addressed the board and Gothic regarding the landscape at their lot.

Kerry and Naren will review the slope behind the property at 4290 Copperstone at the owner's request.

Financial

Chuck gave the following report:

Big Sky Financial Analysis as of 8/31/2019

This is the third month of our 2019-2020 fiscal year. Our year to date income is: \$481,125 vs a budgeted \$477,405(\$3,720 more than budgeted.)

For the month, we had actual expenses of \$199,170 versus a budget of \$103,107. The main difference is that the water bill came in and was paid this month rather than last month.

Year to date, we have collected \$96,799 more than we spent.

The Big Sky Operating account has \$476,999. In the Reserves, we have a balance of \$2,143,539. .

Delinquency

Currently, this month's delinquency total is \$109,290, down 2% from the prior month. For the month, 1-30 days is up 3.38% to \$22,408, 30-60 is down 15.98% to \$10,899, and 60+ is down 1.16% to \$75,972.

11 accounts totaling \$19,293 are in arrears and being monitored.

2 accounts that total \$15,541 are making agreed upon payments .

3 accounts are in the collections process totaling \$34,378. One has left bankruptcy with a balance of \$11,375 which may have to be written off.

Management

John gave the Manager's Report.

Old Business

Chuck updated the board and homeowners on the status of the repairs to the water feature.

New Business

Speaker Cards -

Michael Brendel, 1984 Clarkia St, addressed the board regarding fines and violation letters.

Brian Scott, 4125 Eagle Flight, addressed the board regarding landscape matters. Naren reported he will review the common area slope behind the home.

Somesh Anne, 2748 Forest Grove, addressed the board regarding landscape matters. The board extended his deadline to have landscape improvements made until December 1, 2019.

Bids –

Vicki moved to approve the bid from Gothic to have the dog waste station installed near the water feature. The motion was seconded and carried.

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 15, 2019
Offices of GM Management

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
James D'Angelo, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the July, 2019 HOA meeting and the minutes and decisions of the July, 2019 DRC meeting. The motion was seconded and carried.

Landscape

James D'Angelo of Gothic Landscape gave the following report: the new plantings have been sprayed for insects; the drip irrigation has been installed; twenty-eight rose plants have died, but they are being replaced under warranty; the trail entrances are being cleared of over-growth and debris; secondary brush clearing to address regrowth is ongoing; Lantana plants have been installed at various medians; the common area turf has been fertilized; mulch is being installed at the village monuments; gopher activity has abated.

The board and Gothic discussed that some of the new trees on Legends have died. James reported that these will be replaced under warranty.

James reported that he would be available to meet with the landscape committee and Public Works to discuss the planting of the odor abatement trees near the landfill.

The board reviewed a proposal to install more Rose plants in Glenmeadow, but this has been placed on hold for now.

Financial

Chuck presented the following report:

Big Sky Financial Analysis as of 7/31/2019

This is the second month of our 2019-2020 fiscal year. Our year to date income is: \$318,258 vs a budgeted \$318,270 (\$11 less than budgeted.)

For the month, we had actual expenses of \$146,516 versus a budget of \$240,385. The main difference is that the landscape contract for June was paid in May for \$71,439 and the water bill did not come in.

Year to date, we have collected \$133,012 more than we spent.

The Big Sky Operating account has \$523,782. In the Reserves, we have a balance of \$2,139,034. We are expecting the waterfall expense for the motor, impeller and the autofill cutoff costs of approx \$17,000. We also have to replace an irrigation pump at Eagle Flight and Lost Canyon for About \$13,500. Finally, we are having repairs to the split rail fence that will be about \$75,000. About 110 rails and 112 posts will be replaced along Erringer and Lost Canyons, plus a few on Legacy and Legends. All of these items are budgeted and paid for by reserves.

Delinquency

Currently, this month's delinquency total is \$111,525, down 6.49% from the prior month. For the month, 1-30 days is down 26.11% to \$21,675, 30-60 is up .99% to \$12,972, and 60+ is down .28% to \$76,876. Due to a Bankruptcy closing, we are about to write off \$11,375.

12 accounts totaling \$17,210 are in arrears and being monitored.

2 accounts that total \$16,078 are making agreed upon payments.

3 accounts are in the collections process totaling \$33,439. One has left bankruptcy with a balance of \$11,375 to be written off.

Management

John gave the Manager's Report.

Old Business

Chuck presented the latest updates on the water feature repairs.

New Business

Speaker Cards -

Deborah Wallace and Mr. Wallace, 3493 Glendive, discussed neighborhood safety issues and the protocols to be followed for fence painting. They also discussed some landscape concerns.

Heiko Hoffmann, 3624 Young Wolf, addressed the board regarding security patrols and other security concerns. Chuck reported that he will post information on next door regarding the secure mailbox inserts.

Chris Huber, 2121 Silverstar, addressed the board regarding the fence painting project and complained about the service from Ernie Romero Painting and GM Management due to the delays in having his fence painted. The board agreed to reimburse the homeowner for the portion of the fence he ended up painting himself.

Big Sky Homeowners' Association
Board of Directors Meeting
July 18, 2019

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
James 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, 2019 Board Meeting. The motion was seconded and carried.

Chuck made a motion to approve the minutes and decisions of the June, 2019 DRC Meeting. The motion was seconded and carried.

Chuck made a motion to approve the corrected minutes of the June, 2019 Landscape Committee meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Pump #29 on Lost Canyon and Eagle Flight has failed and needs to be replaced. The board discussed the pricing on this proposal. The board has decided to obtain a second bid from The Water Fountain Guy. Gothic has a temporary fix in place to ensure enough water is supplied to the landscape. Gothic is cleaning up the damage to the landscape and irrigation from the accident on Lost Canyons. Six new trees were installed on Lost Canyon and four trees on the slope behind Cascara. The crews are in the process of installing replacement plants at Glenmeadow. Tree work has also been completed on Erringer and Falcon. Several rose plants have been lost to gophers; Gothic is working with All Pro pest Control Company to address this. Chuck reiterated that no pest control work is to be done inside owners' yards/lots. Secondary weed abatement is ongoing. Legacy and Legends has some dead trees, per Chuck. Gothic will pull these out. There are some estate lots that do not provide easy access; it will be noted in the letter to the estate lot owners that they must provide access to the HOA-maintained areas.

The board discussed the overgrowth in the areas maintained by the Mountain Conservancy. The board asked John to send a letter asking that these areas be cleared of any fire hazards.

Joyce moved to approve the bid from Gothic for plant replacements for \$3,000. The motion was seconded and carried.

Joyce moved to approve the bid from Gothic for gravel installation for \$775. The motion was seconded and carried.

Joyce moved to approve the bid for plant installation for \$1,225. The motion was seconded and carried.

The board decided to table the bid for installation of plant material for \$700.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

HOA Business

Water Feature Decorations – Chuck reported that he is working up costs for masonry or metal options for potential water feature beautification.

Vicki reported that she would write the letter to be sent to the owners of estate lots that will provide clarification about fire clearing responsibility and slope/irrigation maintenance responsibility.

Fence Project – John will meet with Ernie Romero to go over the areas on the common area fences that still need attention.

The board will review where it would make sense to have signs installed along Erringer and Lost Canyon that caution against standing on, sitting on, putting weight on, the split rail concrete fences.

Speaker Cards -

Christine Mastoff, 3858 Young Wolf, addressed the board regarding irrigation upgrades at her property. She also commended the board for the recent work done to get the fountain working again.

Big Sky Financial Analysis as of 6/30/2019

This is the first month of our 2019-2020 fiscal year. Our year to date income is: \$158,752 vs a budgeted \$159,135 (\$382 less than budgeted.)

For the month, we had actual expenses of \$38,728 versus a budget of \$116,007. The main difference is that the landscape contract for June was paid in May for \$71,439.

Year to date, we have collected \$116,007 more than we spent.

The Big Sky Operating account has \$509,531. In the Reserves, we have a balance of \$2,153,804. We are expecting the waterfall expense to hit in July for approximately \$18,000, plus whatever the motor replacement costs, and this summer we have split rail fence repairs that will be about \$75,000. About 110 rails and 112 posts will be replaced along Erringer and Lost Canyons, plus a few on Legacy and Legends. Both of these items are budgeted and paid for by reserves.

Delinquency

Currently, this month's delinquency total is \$119,271, down 3.31% from the prior month.

For the month, 1-30 days is up 13.92% to \$29,335, 30-60 is down 12.14% to \$12,845, and 60+ is down 7.1% to \$77,090.

9 accounts totaling \$16,770 are in arrears and being monitored.

2 accounts that total \$16,945 are making agreed upon payments.

3 accounts are in the collections process totaling \$32,819. One has left bankruptcy and payment for \$9,767 was made. The remaining balance, \$11,181, is still pending determination on if it is to be paid or written off.

Big Sky Homeowner's Association

DRC Minutes

July 18, 2019

President Victoria Johnson called the DRC Meeting to order at 6:06 p.m. Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Richard Curry, 3773 Young Wolf

Mahesh Sharma, 1997 Glentana

Richard Curry, 3773 Young Wolf, presented a request to paint his front door and shutters. The board signed off on the request, pending neighbor signatures.

Mahesh Sharma, 1997 Glentana, reported his vertical wood paneling was failing and that he needs to restore the paint. The board explained the process for obtaining approval.

4113 Eagle Flight – The board reviewed the owner's request to install an awning over his front door. The board signed off on the request.

3664 Legends – The board reviewed the owner's solar panel request. This was approved with the usual caveats.

3409 Deep Waters – The board reviewed the owner's request to install a charging station. The board signed off on the request.

2067 Legacy – The board approved the owner's request to paint his home.

4118 Eagle Flight – The board reviewed the owner's solar panel request. This was approved with the usual caveats.

2291 Swift Fox – The board signed off on the owner's request to paint the home.

The meeting was adjourned at 6:24 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 20, 2019

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
Jimmy D'Angelo, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular minutes and corrected executive session minutes of the May, 2019 Board Meeting, as well as the minutes and decisions of the May, 2019 DRC Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: 1,400 roses were installed on Lost Canyon and Erringer and Gothic has been hand watering and will continue to do so until the irrigation is installed. The irrigation should be installed by Friday. The corner of Lost Canyon and Legends had new plantings installed. The fuel modification was completed but there is regrowth; this is being addressed by Gothic. Fertilizer injections in the trees helped, but there are some at the corner of Erringer and Legacy that did not respond. They will be removed and replaced.

Chuck moved to approve bid #BS05197 to remove the two Oaks. The motion was seconded and carried.

The board, Gothic, and some owners discussed the condition of the Roses as well as irrigation coverage concerns and the Glenmeadow plantings, enhancements and entrances.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Old Business

Water Feature – The board discussed the progress of the fountain repairs. The board discussed the dead plants at the water feature. The board discussed having enhancements added to the arches. (A homeowner offered to assist with the design work.) The board asked John to see if the water chemicals can be controlled remotely.

Chuck moved to terminate the contract with Dave Slauson and to hire The Fountain Guy to do the ongoing twice-per-month maintenance. The motion was seconded and carried.

Split Rail Fences – Joyce moved to approve the bid from Fence Factory. The motion was seconded and carried.

New Business

The board asked John to have Ernie Romero check the Copperstone gate for discoloration.

Street Sweeper – It was reported by Vicki that the street sweepers are leaving mud/dirt trails when they drive through the community.

Iron Fence Painting/Maintenance – The owners of 3488 Sentinel requested permission to take over maintenance and painting of the shared fence behind their property. The board agreed, provided they sign an acknowledgment that they are responsible for future maintenance and must inform any future buyer.

Executive Session Adjournment Summary

The Board discussed / addressed homeowner violations, fines and delinquencies.

The meeting was adjourned at 8:18 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association

DRC Minutes

June 20, 2019

President Victoria Johnson called the DRC Meeting to order at 6:02 p.m. Also present:
Joyce White, Secretary
Chuck Moore, Treasurer
Naren Jhala, Member-at-Large

John Snee, GM Management
Bob & Judy Miller, 2291 Silverstar
Donna Machicado, 2718 Reflections
Rob and Natasha Lambert, 4174 Eagle Flight Drive
Partamin Wahid Nawabi, 4093 Snowgoose

Bob & Judy Miller, 2291 Silverstar, presented a request to install a detached patio cover in their backyard. The committee approved their request.

Donna Machicado, 2718 Reflections, presented a request to install a new front door. The request was approved.

Rob and Natasha Lambert, 4174 Eagle Flight Drive, addressed the board regarding a request to modify the slope behind their home and to install a retaining wall. He will have it engineered and soil testing will be done. They also want to build fencing around the back of the lot, around the HOA slope that is irrigated and maintained by the HOA. The fence will be a color to be determined, possibly bronze. They will sign a waiver for these. The board stamped the request for the retaining wall and the fence.

Partamin Wahid Nawabi, 4093 Snowgoose, addressed the board regarding a swimming pool project. The board signed off on the request.

3369 Heartland Ave – The board approved the owner's request to repaint the front wood balcony the same white color.

3409 Deep Waters – The board approved the buyer's request/plans to convert a portion of the tandem garage to a living space.

4167 Eagle Flight – The board approved the solar panels request, provided the panels and frames are black, and all other conditions are met.

The meeting was adjourned at 6:47 p.m.
Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
May 16, 2019

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

Vicki made a motion to approve the regular and executive session minutes of the April, 2019 Board Meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The brush clearance is in progress and the curb/sidewalk cracks have been treated and removed. Naren requested they do another sweep on Eagle Flight and also to add fertilizer to the first island. Gothic is working on removing weeds from the planters. Jimmy explained that the sprinklers on Legacy were running to saturate the newly-installed trees. This was necessary even while it was raining. Some of the Oak trees are having deadwood removed and two of the Oak trees need to be removed, altogether. Naren asked them to keep an eye on the Chilopsis trees on Legends. No more Strawberry plants will be installed on Legends because the existing plants are stressed.

Proposal #2019.5.1 – Erringer split rail fence Rose installation: Chuck moved to accept this proposal, and also to have the Rose plants installed along the fences on both sides of Lost Canyon, running all the way to Glenmeadow. The motion was seconded and carried.

Fuel Modification – The board reviewed HOA responsibility for fire clearing and determined that, per the CC&Rs, the Association is not responsible for the fuel

modification zone behind the estate lots on Snowgoose because the zone is on those owners' private lots.

Financial Reports

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

HOA Business

Water Feature – Chuck moved to have The Water Fountain Guy clean out the fountain once it is drained. Joyce seconded and the motion carried.

The board asked John to follow up with Dave Slauson to make sure the HOA is not being billed for fountain maintenance while it is down for repairs.

Chuck moved to change maintenance companies for the water feature; from Dave Slauson Pool Service to The Water Fountain Guy.

The board and some homeowners discussed that there is a fence rail that needs repairs or replacement on Legacy, behind 1967 Seasons.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies and fines and a proposal from Gothic Landscape.

The meeting was adjourned at 7:53 p.m.

Minutes taken and transcribed by John Snee

Big Sky Financial Analysis as of 5/31/2019

This is the last month of our 2018-2019 fiscal year. Our year to date income is: \$1,987,612 vs a budgeted \$1,924,713 (\$62,898 more than budgeted.)

For the month, we had actual expenses of \$348,559 versus a budget of \$200,627.

Year to date, we have collected \$65,327 more than we spent. For the year, we ended with actual expense under budget by \$2,428.

The Big Sky Operating account has \$398,165 In the Reserves, we have a balance of \$2,140,248. We are expecting the waterfall expense to hit in July for approximately \$60,000.

Delinquency

Currently, this month's delinquency total is \$123,352, down 7.95% from the prior month. For the month, 1-30 days is down 38.85% to \$25,750, 30-60 is up 48.72% to \$14,619, and 60+ is up 1.13% to \$82,892.

7 accounts totaling \$14,573 are in arrears and being monitored.

2 accounts that total \$16,945 are making agreed upon payments .

3 accounts are in the collections process totaling \$41,975. All three are in bankruptcy. One home, owing \$11,862, exited bankruptcy on 5/15/2019, and the HOA has written off that amount. Last month, we have just been notified of another home that entered bankruptcy on 4/25/2019. This home is currently not in arrears.

Big Sky Homeowners' Association
Board of Directors Meeting
April 18, 2019

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

Also present:

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 March, 2018 Board Meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report:

Weeds are being removed throughout the community; the pest control company is working on gopher eradication; plants are being installed to replace dead/dying plants. Kerry and Naren are working together on this. The parkways are being fertilized. Kerry reported that some owners are leaving their old snake fencing on the ground in the common area after the fence painting is completed and the fence painting crew has broken some sprinkler heads. The fire clearing is ongoing and will be completed before the deadline. Rainbird is working with Gothic to address some malfunctioning controllers. Water use is down substantially, YTD, compared with last year. Individuals are still dumping landscape debris and other trash on Legends.

Naren will meet with Jimmy to go over some concerns before the board will be able to decide on the next round of upgrade projects.

Chuck discussed irrigation repair costs.

Naren will look into a homeowner's suggestions for upgrading the appearance of the water feature.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Split Rail Fences – The board asked John to have Norm do another fence sweep to reset fallen fence rails, and also to do a thorough walk-through inspection to identify the next round of posts/rails to be replaced by Fence Factory.

Old Business

Water Feature Repairs – The board reviewed bids from Gothic and Seumas Plumbing to install the dedicated water feed line for the fountain. The board asked John to find out from both contractors if schedule 80 PVC is desirable or if it is overkill. Chuck moved to approve the bid for up to \$7,500 but to check with the Water Fountain Guy if this should be done before or after the other repairs are made. The motion was seconded and carried.

New Business

Budget – Naren moved to approve the recommended budget for 2019/2020, as presented by Chuck. Dues will remain unchanged at \$194 and \$248 for the Glenmeadow owners. Vicki seconded and the motion carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:18 p.m.

Minutes taken and transcribed by John Snee

This is the tenth month of our 2018-2019 fiscal year. Our year to date income is: \$1,637,184 vs a budgeted \$1,603,927 (\$33,256 more than budgeted.)

For the month, we had actual expenses of \$112,719 versus a budget of \$204,852. The water bill for January/February is in and it's \$16,470 (versus budget of \$78,000.) Currently, year -to-date we are \$66,315 under what was budgeted for water.

Year to date, we have collected \$157,754 more than we spent.

The Big Sky Operating account has \$508,301. In the Reserves, we have a balance of \$2,162,831.

Delinquency

Currently, this month's delinquency total is \$131,608, down 4.04% from the prior month. For the month, 1-30 days is down 27.13% to \$26,293, 30-60 is up 22.87% to \$21,607, and 60+ is up .27% to \$83,713.

8 accounts totaling \$13,116 are in arrears and being monitored.

3 accounts that total \$19,684 are making agreed upon payments .

3 accounts are in the collections process totaling \$40,855. All three are in bankruptcy.

Big Sky Homeowners' Association
Annual Members &
Board of Directors Meeting
March 21, 2019

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

Homeowners per sign-in sheet

Annual Meeting

John Snee announced that only 86 ballots were received out of the required 197, so the annual meeting could not be called to order.

Minutes

Chuck made a motion to approve the regular and executive session minutes of the February, 2019 Board Meeting. Joyce second and the motion seconded and the motion carried.

Vicki moved to approve the minutes and decisions from the February, 2019 DRC Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: They are doing heavy weeding now. Brush mitigation behind homes and along the trails is in process. They repaired some main line breakages and are working on a repair to a valve deep in the ground on Swift Fox. Hydroseeding has resulted in growth near Glenmeadow; these areas will be weeded, soon. The turf was fertilized; the planters will be fertilized in the coming weeks. The new trees on Legacy and Legends will receive a deep root feeding, soon.

Naren noted that there is an invoice from Gothic for rotors that should not have been charged to the HOA because these parts should be in the HOA's inventory. Kerry will review and advise.

The board asked Gothic to address the sidewalk/curb weeds throughout the community.

Proposals –

The board will review and make a decision on the bids for the next phases of the landscape enhancement project at a future meeting after reviewing the finances.

Bid #BS03191 Revised – Vicki moved to approve the bid to fill in the bare areas with Lantana for \$4,700. Naren seconded and the motion carried.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Old Business

New Business

Annual Meeting – Chuck moved to not make a second attempt to hold the annual meeting, and in accordance with state laws, the incumbents, Joyce White and Victoria Johnson, will roll over to another term of 3 years. Naren seconded and the motion carried.

The board asked John to contact Public Works about the poor condition of the asphalt on Cascara.

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:41 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 21, 2019

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

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes and the DRC minutes and decisions of the January, 2019 Board Meeting. Vicki seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report:

The reseeded has been completed off of Falcon and Erringer. Fertilizer was applied before the rainfall. They discussed the planter improvements project. Water continues to be pumped from the Glenmeadow entry circles using two float actuated pumps. A homeowner on Swiftfox damaged common area landscape with a skip loader. The v-ditches are being kept clear of dirt/debris. The drip irrigation conversion at Glenmeadow is now complete. Rainbird is coming out to investigate some malfunctioning controllers at no charge to the HOA.

Landscape Maintenance on Estate Lots – The board and Gothic discussed the HOA's policy regarding maintenance in these areas. John will send a letter to the estate lot owners clarifying theirs and the HOA's maintenance responsibilities after the landscape committee confers on the matter.

Naren reported that he will provide a replacement tree for Gothic to install at the end of Sentinel to replace a tree that died.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Old Business

The board asked John to have Norm do another sweep and reset any fallen rails.

New Business

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee