

Big Sky Homeowners' Association
Board of Directors Meeting
January 16, 2020
Offices of GM Management
40 W. Easy St., Suite 1
Simi Valley CA 93065

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

Joyce made a motion to approve the regular and executive session minutes of the November and December, 2019 Board Meetings and DRC meetings. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, presented the landscape report and discussed the irrigation schedule, irrigation system repairs, rose/plant pruning and installation/replacement, spraying weed pre-emergent, fertilization; gopher activity and treatment; v-ditch cleaning; median planter rehabilitation; tree staking. The 10' antenna was installed in Glenmeadow. The board asked Gothic to focus more on trash pickup in the Glenmeadow drain basin and on Legacy. A private contractor damaged common area landscape at the end of Swift Fox. The repairs will be charged back to the responsible owner once Gothic forwards the invoice to GM Management.

Proposals –

BS12192 (drainage swale) – Naren will review the area and report back to the board.

BS01201 (annual pump service) – Vicki moved to approve the bid and to let the board know if any of the pumps are in need of replacement. The motion was seconded and carried.

BS01203 (backflow leak on Country walk) – Vicki moved to approve pending Naren's review and final approval. The motion was seconded and carried.

BS01204 (mulch around the Roses) – Vick moved to approve. The motion was seconded and carried.

BS12195 (remove old vines and install orange cape honeysuckle on Forest Grove) – Vicki moved to approve. The motion was seconded and carried.

Financial

Chuck gave the following financial reports:

This is the seventh month of our 2019-2020 fiscal year. Our year to date income is:

\$1,083,198 vs a budgeted \$1,083,320 (\$122 less than budgeted.)

For the month, we had actual expenses of \$112,818 versus a budget of \$102,978. The main difference is that the water bill did not come in yet. The water bill was budgeted for 110,000. NOTE, but came in at \$139,247.36 during January.

Year to date, we have collected \$138,109 more than we spent, but offset by \$139,247.36 for the water bill just received.

The Big Sky Operating account has \$351,702 In the Reserves; we have a balance of \$2,199,471. 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 \$110,005, down 3.88% from the prior month. For the month, 1-30 days is down 12.98% to \$19,963, 30-60 is down 46.72% to \$10589, and 60+ is up 10.91% to \$79,463.

11 accounts totaling \$22,571 are in arrears and being monitored. One account needs a vote tonight on whether to send it to collections: 752-1.

2 accounts that total \$13,725 are making payments . One appears to have missed the extra payment 543-1

3 accounts are in the collections process totaling \$37,545.

Chuck moved to turn account #752-1 over to collections if the owner is still delinquent next month. The motion was seconded and carried.

Management

John gave the Manager's Report.

The board asked John to have a meeting with Greg Moses and Ernie Romero to discuss the matter of the HOA being owed a refund for unpainted fences.

Old Business

Water Feature Improvements – he board discussed adding decorative tile or cut metal to the water feature. John will arrange a meeting with Swink’s Creations.

New Business

Election Rules – Joyce moved to adopt the election rules. The motion was seconded and carried.

Speaker Cards -

Executive Session Adjournment Summary

The Board discussed / addressed the following: Legal/DRC Issues; contracts; homeowner delinquencies

The meeting was adjourned at 8:08 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 20, 2020
Offices of GM Management
40 W. Easy St., Suite 1
Simi Valley CA 93065

President Victoria Johnson called the meeting to order at 7:10 p.m. Also present:
Chuck Moore, Treasurer
Naren Jhala, Member-at-Large
George Khalatian, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent:

Joyce White, Secretary

Minutes

Chuck made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the January, 2020 Board Meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Mulch is being applied at the roses; the trees that died are being replaced and will continue to be replaced as the planting project continues. The Oak tree at Lost Canyons has been replenished. The planting at end of Forest Grove has been completed. Weed spraying is ongoing. More cleanup work is being planned for the Glenmeadow entrances. Kerry reported that Mark is no longer with Gothic. Miguel has been promoted and Marco Castro will lead the irrigation crew. Gothic will not install the plants on the slope at the custom lot on Goldstone until the owner installs the foundational walls. The Lost Canyon planters are being cleaned up. A lot of trees were re-staked and there has been a lot of trash cleanup due to wind.

Gophers – there has been a lot of gopher activity and treatment is ongoing. The common areas behind the homes throughout the community are regularly treated for gophers, but there is very little defensible space due to the open space. The HOA does not pay for eradication on private lots. Enhanced and the landscape committee are looking at rehabilitating the slopes and installing Gopher Spurge plants as a way to deter gopher

activity. Kerry presented a booklet with other recommended plants. This will be reviewed by the committee.

Fire clearing – The board asked Gothic to review the various areas in the community that will need more attention, including those parcels that are owned by the Mountains Conservancy. Kerry will present his ideas for maintaining these areas at the next meeting.

The board approved the installation of 15 gallon trees, rather than 24” box trees, on the slope behind some homes on Eagle Flight.

Financial

Chuck gave the financial reports. The board discussed whether the report reflects that one of the monthly reserve payments was not made for both the main and Glenmeadow reserve accounts.

Big Sky Financial Analysis as of 1/31/2020

This is the eight month of our 2019-2020 fiscal year. Our year to date income is: \$1,227,123 vs a budgeted \$1,273,080 (\$45,956 less than budgeted.)

For the month, we had actual expenses of \$250,686 versus a budget of \$102,978. The main difference is that the water bill was \$139,247 versus budget of \$110,000. The good news is that the next water bill just came in at \$35,799 versus a budget of \$80,000.

Year to date, we have collected \$31,347 more than we spent.

The Big Sky Operating account has \$292,414 In the Reserves, we have a balance of \$2,159,337. 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 \$124,585, up 13.25% from the prior month. For the month, 1-30 days is up 76.72% to \$35,260, 30-60 is down 4.48% to \$10,114, and 60+ is down .32% to \$79,211.

12 accounts totaling \$23,740 are in arrears and being monitored.

2 accounts that total \$13,725 are making payments . One is having issues and will meet with the board tonight. 543-1

3 accounts are in the collections process totaling \$37,941

Management

John gave the Manager’s Report.

HOA Business

Annual Meeting – It was announced that the annual meeting, which is usually held in March, had to be rescheduled so as to comply with new laws that took effect on January 1st. Vicki moved to set the annual meeting for 7:00 PM on June 18, 2020 at the offices

of GM Management and to appoint Terry Fierro as inspector of elections and Bill Gannon as alternate inspector of elections. Chuck seconded and the motion carried.

Open Board Seat – Chuck moved to appoint George Khalatian to fill the vacant board seat. Naren seconded and the motion carried.

Glenmeadow Gate Access – The board directed management to order more pedestrian gate keys and to send letters to all Glenmeadow owners advising that they collect these keys from the offices of GM Management (2 per home; no charge for the first two keys; \$10 per key thereafter), and to remind owners that they must never post the vehicle gate access code in public view for things like open houses. Rather, when an owner's agent hosts an open house, interested parties must call the listed residence to gain access, or the agent's representative should stay at the gate to allow people in. The board also directed that, once the remote gate fobs for the vehicle gates are available, management should advise all owners they may pick up their fobs from GM Management. The first four fobs per home will be no charge; a replacement fee will be charged for lost/replacement fobs at a price to be determined. This information should also be relayed to buyers through escrow.

Speaker Cards -

Jeff Glenn, 4330 Copperstone, addressed the board regarding the Glenmeadow sub-surface water.

Proposals –

Storm Facilities Cleaning – Vicki moved to approve the bid from S.W.I.M.S. to clean the facilities for \$10,725. Chuck seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:14 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Annual Meeting &
Board of Directors Meeting
June 18, 2020
Remote Meeting due to COVID-19

President Victoria Johnson called the meeting to order at 7:18 p.m. Also present:
Joyce White, Secretary
Chuck Moore, Treasurer
George Khalatian, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape

Annual Meeting

John Snee announced that only 127 of the required 193 ballots were received, so the annual meeting could not be called to order. Chuck moved to not make a second attempt and to roll the incumbents over to another term, for one year.

Minutes

Chuck made a motion to approve the regular and executive session minutes of the February, 2020 Board Meeting and the minutes and decisions from the February, 2020 DRC Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Kerry thanked the board for the HOA's support and reported that the fire clearing has been completed to the satisfaction of the VCFD. The cleanup work has been completed behind Cascara. He will discuss with Naren the anticipated costs to clean up the unused irrigation lines in this area. The VFD drive was installed on Swift Fox. The roses are being deadheaded and pruned, sprayed and fertilized. The slope at 4235 Goldstone has been cleaned and the irrigation system has been repaired and is now functioning properly. The board advised that the same plant material that is being used throughout the community should be used on this slope as well, though the board is open to using drought tolerant plant specimens as recommended by Gothic. Kerry is assembling crew members to address weed maintenance in various other areas throughout the community now that the annual fire clearing has been completed, including the slopes from Erringer to Sweetgrass, Goldstone and Greenshadow. Young Wolf and Eagle Flight have already been addressed. Kerry reported that more water needs to be used through the summer months. Chuck reported that on the uphill side of Legacy and Legends there is a lot of dirt that should be removed.

Proposals –

Bid #BS04204 – remove deadwood from large Oak tree in native area at “sweetshade” for \$2,743. Kerry estimated it would cost \$4,000 to remove the tree. This is on hold pending input from Naren.

Bid #BS04205 – remove very large Oak tree in native area at crosspoint for \$6,000. This is on hold pending input from Naren. GMS Landscape provided a bid for substantially less.

Chuck moved to authorize the removal of the old solar panel that was left in the pathway off Young Wolf for \$400. The motion was seconded and carried.

Financial

Chuck gave the following report:

Big Sky Financial Analysis as of 5/31/2020

This was our final month of our 2019-2020 fiscal year. Our year to date income is: \$1,832,900 vs a budgeted \$1,909,620. We collected \$76,719 less than budgeted for the year.

For the month, we had actual expenses of \$128,541 versus a budget of \$191,655. The main difference is that water was budgeted at \$50,000 but the bill was late. For the year, we collected \$1,832,900 and spent \$1,750,231. So we ended the year \$147,641 collected over expenses. Subtracting out the water bill, that leaves \$87,641. Of this, \$71,439 can be accounted for due to the landscape contract: the bill for June 2019 was paid for in May of 2019.

Due to the pandemic, we are expecting a downturn on dues collection in the near term, evidenced by the decrease in collections in May from April of about \$30,000, at the same time the total delinquent amount increased 11.78% (details below.)

The Big Sky Operating account has \$320,265 In the Reserves, we have a balance of \$2,154,349.

Delinquency

Currently, this month’s delinquency total is \$137,623, up 11.78% from the prior month. For the month, 1-30 days is up 51.08% to \$38,339, 30-60 is down 23.58% to \$10,938, and 60+ is up 5.89% to \$88,345.

13 accounts totaling \$33,702 are in arrears and being monitored.

2 accounts that total \$13,471 are making payments .

3 accounts are in the collections process totaling \$37,577. All three are in chapter 13 bankruptcy.

Management

John gave the Manager’s Report.

Old Business

New Business

Speaker Cards -

Executive Session Adjournment Summary

The Board discussed / addressed the following:

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

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 16, 2020
Remote Meeting due to COVID-19

President Victoria Johnson called the meeting to order at 7:00 p.m. Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

George Khalatian, 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 and the DRC minutes and decisions of the July, 2020 meetings. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the Copperstone gate planter has been improved; it had experienced extreme water saturation. New plants and irrigation were installed. There is still some ground seepage coming from some homes on Reflections. He recommends installing mulch in this area. Multiple plant flats were installed where some had died on Silverstar. Weed removal throughout the community is ongoing. They have been busy responding to homeowner complaints. There is some regrowth that is being addressed. All rose bushes have been fertilized and trimmed. Rose bush spraying will be an ongoing project. Turf fertilization will be done soon. Work is continuing on the islands as well as at estate lot slopes. They are looking to increase the gopher service scope. Kerry recommended looking at all of the tunnels in the community as part of an upcoming cleaning project.

BS07205 – Clearing out the Castlewood Tunnels for \$762. Joyce moved to approve the bid. The motion was seconded and carried.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Old Business

New Business

Collections –

Chuck moved to turn account 752-1 over to collections for the filing of a lien. The motion was seconded and carried.

Speaker Cards -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:48 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 20, 2020
Remote Meeting Due to COVID-19

President Victoria Johnson called the Executive Session to order at 7:06 P.M. Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

George Khalatian, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

James D'Angelo, Gothic Landscape

Minutes

Joyce made a motion to approve the corrected regular and executive session minutes of the July, 2020 Board Meeting and the minutes and decisions of the July, 2020 DRC Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Gothic has been working on cleanup of landscape, shrub/rose bush trimming and weed removal and addressing individual homeowner complaints. Many more dog waste bags are being used than normal. The stations are being serviced 3 days per week. George reported heavy gopher and ground squirrel activity. Kerry reported the pest control company will begin servicing the common areas more frequently (2 days per week with 2 crew members). The Legacy and Legends trees were fertilized and 6 failing trees were removed. The trees that are established are doing well. The mulch pile is slowly being removed and used at the Glenmeadow gates and other locations around the community. Kerry also reported heavy rattlesnake activity. The fence rails were relocated from where they were removed from an estate lot to the storage area. George reported noticing sprinkler gushers and water leaking from the irrigation in some areas and stagnant water near Lost Canyons and Young Wolf. Kerry will investigate. Jimmy reported that Gothic is closely reviewing the water bills, which are higher now compared to last year due to service charge increases and increases in water prices, generally.

George reported that the water turns on at 5am on Lost Canyon by Glenmeadow and when you turn right from Legends onto Lost Canyon and turn right, there is a nice French chateau then opposite the second home, there was a gusher. Was Gothic sent an alert? A lot of water runoff at the Glenmeadow Goldstone entrance.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

HOA Business

1712 Blue Sage – The board reviewed a proposal from GMS Landscape to remove the large tree on the slope. Joyce moved to approve the bid, not to exceed \$2,000 to remove all of the surface roots as well. The motion was seconded and carried.

Fence Repairs – Vicki moved to approve the bid from Fence Factory for \$2,875. Joyce seconded and the motion carried.

Collections

Chuck moved to turn account 354-1 over to collections for the filing of a lien for delinquent assessments. The motion was seconded and carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: The board voted to record a notice of default on account 752-1 for non-payment of HOA assessments. The board also reviewed other delinquent accounts as well as homeowner violations and fines.

The meeting was adjourned at 8:03 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 17, 2020
Remote Meeting due to COVID-19

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
George Khalatian, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape

Minutes

Chuck made a motion to approve the regular and corrected executive session minutes of the August, 2020 Board Meeting, as well as the minutes and decisions of the August DRC meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the landscape report. They are trimming, clearing, fertilizing throughout the properties; installing mulch at the Glenmeadow entrances and Crosspointe monument signs. They will be meeting with the fire district to review some natural growth areas that need to be cleared by Moonstone/Legacy and Sweetgrass. George reported there was a broken sprinkler that Kerry knows about at the end of Whispering Glen. All Pro Pest Control will begin servicing the community and treating for gophers more frequently beginning October 1.

Proposals –

Cascara Drain Installation for \$400 – Naren moved to approve the bid. The motion was seconded and carried.

Financial

Chuck gave the financial reports.

Big Sky Financial Analysis as of 8/31/2020

This was our third month of our 2020-2021 fiscal year. Our year to date income is: \$499,676 vs a budgeted \$469,530. We collected \$30,146 more than budgeted for the month. \$32,147 was due to interest paid on maturing CDs. Due collection is trending down. Last year the average was \$148,000/mo, this past month it was only 141,401.

For the month, we had actual expenses of \$257,268 versus a budget of \$233,143. The water bill came in at \$151,809, though it was budgeted for \$120,000. Year to date, water is over budget by \$97,255.

Delinquency

Currently, this month's delinquency total is \$140,508, up 7.7% from the prior month. For the month, 1-30 days is up 16.02% to \$34,444, 30-60 is up 41.47% to \$15,828, and 60+ is up .73% to \$90,236.

12 accounts totaling \$29,276 are in arrears and being monitored.

4 accounts that total \$12,131 are in collections/lien process. 3 are making payments.

3 accounts are in the bankruptcy process totaling \$38,815. All three are in chapter 13 bankruptcy.

Management

John gave the Manager's Report.

HOA Business

The board asked John to get a bid to install bollards in front of the gates at the west end of Lost Canyons at Erringer.

The board asked that Norm Mendenhall do another fence rail sweep to reset any rails that have fallen.

Chuck reported that The Water Fountain Guy recommends installing a chlorinator at the water feature to better control for algae growth.

The board directed John to have Simi P.D. arrest the suspected hit and run driver who allegedly hit the Lost Canyon/Erringer vehicle gate with his vehicle.

Board Officer Positions – Chuck moved to appoint George as Board President, Joyce as Vice President, Naren as Member at Large, Vicki as Secretary and Chuck as Treasurer. Joyce seconded and the motion carried.

Homeowner Comments –

Streets – Some homeowners who live on Eagle Flight addressed the board regarding the poor condition of the streets in the community. Clark Wekenman reported that he has been in contact with the city regarding a known problem with the original asphalt mix. Joyce moved to have the HOA send a letter to the city requesting that the streets be slurry sealed, at a minimum. The motion was seconded and carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

Homeowner violation/fines, late fees and delinquencies.

The meeting was adjourned at 7:50 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
October 15, 2020
Remote Meeting due to COVID-19

President George Khalatian called the Regular Meeting to order at 7:03 p.m. Also present:

Joyce White, Vice President
Chuck Moore, Treasurer
Victoria Johnson, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape

Minutes

Joyce made a motion to approve the regular and executive session minutes of the September, 2020 Board Meeting and the DRC minutes and decisions of the September, 2020 meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, reported that Gothic has been performing the cleanup work and brush clearing as required by the Fire District behind Moonstone, Legacy, Cascara and Sweetgrass. Kerry will arrange another appointment with Larry Williams from the Fire District to review once the work has been completed. The board discussed with Kerry the very high water bills, especially at 5 meters. Kerry reported that he added an additional watering day to a Whispering Glen controller which resulted in much higher usage. There were also two ruptured lines on Lost Canyons, which the sensors failed to detect. Kerry will review the system to make sure the sensors are functioning properly. The board also asked Kerry if the HOA could obtain a credit from the city for excessive charges due to the broken lines and also to make sure the meters are properly calibrated.

Financial

Chuck gave the financial reports.

Big Sky Financial Analysis as of 09/30/2020

This was our fourth month of our 2020-2021 fiscal year. Our year to date income is: \$660,152 vs a budgeted \$626,040. We collected \$34,112 more than budgeted for the month. \$32,147 was due to interest paid on maturing CDs. Due collection is up in September, showing that August was perhaps an anomaly.

For the month, we had actual expenses of \$108,581 versus a budget of \$112,643. Year to date, water is over budget by \$97,255.

Delinquency

Currently, this month's delinquency total is \$134,393, down 4.3% from the prior month. For the month, 1-30 days is down 9.47% to \$31,183, 30-60 is down 1.48% to \$14,011, and 60+ is down 1.15% to \$89,198.

24 accounts totaling \$37,300 are in arrears and being monitored. One is due to be voted on whether to start the collection process. Total owed is \$11,843.

4 accounts that total \$19,763 are in collections/lien process. 3 are making payments, one of which is in the process of clearing balances owed.

3 accounts are in the bankruptcy process totaling \$39,203. Two are in chapter 13 bankruptcy, one has just exited chapter 13 is the account is in the process of being reconciled with court judgements. Total owed on that case was \$13,584. Pre 7/2014 amounts of that will be written off due to the nature of Chapter 13.

Collections –

Chuck moved to turn account 338-1 over to collections for the recording of a lien for non-payment of HOA assessments. Joyce seconded and the motion carried.

Chuck requested a list showing the delinquencies that are less than 60 days.

Management

John gave the Manager's Report.

Old Business

Lost Canyons / Erringer Fence & Gates – The board discussed replacing the damaged gates with bollards. This will be reviewed by Naren, Kerry and John.

Water Feature – Chuck reported that there are some new tanks and pumps with a chlorinator next to the water feature and that these will soon be concealed by a false rock.

New Business

The board decided to cancel Jingle Jam due to COVID-19, but to continue with the holiday decorations contest. Vicki will post this information on Next door.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 7:52 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
November 19, 2020
Remote Meeting due to COVID-19

President George Khalatian called the Regular Meeting to order at 7:20 P.M. Also present:

Joyce White, Vice President

Chuck Moore, Treasurer

Victoria Johnson, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Minutes

Vicki made a motion to approve the regular and executive session minutes of the October, 2020 Board Meeting. Chuck seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Gothic is nearing completion of the weed regrowth clearing project in the mitigation areas. The v-ditches and drains are also being cleared and Pampas Grass plants are being removed in various locations. They have been trimming, fertilizing and hand-watering the rose plants. Irrigation times have been reduced by 25%. Pre-emergent will be applied very soon. A new fertilizer product is being applied to the trees on Legacy and Legends. Kerry and Naren are reviewing plants/shrubs to be installed near Legends/Young Wolf. Kerry also reported that, as the irrigation system ages, more sprinklers are needing to be replaced with greater frequency.

Bids –

Curb Coring Proposal – Vicki moved to approve the bid for \$750. Chuck seconded and the motion carried.

Installing Tristania Trees – Joyce moved to approve this proposal for \$8,101. Naren seconded and the motion carried.

Adding Plants to Median Islands – Joyce moved to approve the proposal for \$14,395. Naren seconded and the motion carried.

Financials

Chuck gave the financial reports.

Big Sky Financial Analysis as of 10/31/2020

This was our fifth month of our 2020-2021 fiscal year. Our year to date income is: \$831,182 vs a budgeted \$782,550. We collected \$14,520 more than budgeted for the month. \$16,299 was due to interest paid on maturing CDs. Duse collection is up in October.

For the month, we had actual expenses of \$290,186 versus a budget of \$267,303. Year to date, water is over budget by \$121,026.

Delinquency

Currently, this month's delinquency total is \$121,689, down 9.45% from the prior month. For the month, 1-30 days is down 10.16% to \$28,013, 30-60 is down 25.24% to \$10,474, and 60+ is down 6.72% to \$83,200.

14 accounts totaling \$21,816 are in arrears and being monitored.

5 accounts that total \$18,717 are in collections/lien process. 3 are making payments, one of which is in the process of clearing balances owed.

2 accounts are in the bankruptcy process totaling \$35,005. Both are in chapter 13 bankruptcy. One account that was in this category has been cleared.

The board asked John to look into why there is a negative balance of \$8,534.97 for Allegiance Bank and why is there a negative \$2,526 for total liabilities.

Management

John gave the Manager's Report.

Old Business

Aromatic Tree Grove – The board discussed that there have been no updates from the city on the status of this project for many months. John will reach out to Ron Fuchiwaki.

New Business

Community Safety – Chuck moved to spend up to \$20,000 from the HOA's funds to secure Simi Valley P.D. patrol officers to crack down on speeders at Lost Canyon and Erringer, nightly, from 10:00 P.M. until 12:00 A.M. George, Chuck and John will confer and present this request to Simi P.D. The motion was seconded and carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:52 P.M.

Minutes taken and transcribed by John Snee