

Big Sky Homeowners' Association
Board of Directors Meeting
January 21, 2021
Remote Meeting due to COVID-19

President George Khalatian called the Regular Meeting to order at 7:06 P.M. Also present:

Joyce White, Vice President

Chuck Moore, Treasurer

Victoria Johnson, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Jinah Kim-Perek, Homeowner

Deborah Wallace, Homeowner

Minutes

Joyce made a motion to approve the executive session minutes of the January 13, 2021 meeting and the regular and executive session minutes of the November, 2020 meeting. The motion was seconded and carried.

Landscape

Jim D'Angelo of Gothic Landscape presented the landscape report. The crew has been re-staking trees after the recent wind storms. The trees have all been GPS-tagged and they have submitted a proposal for the annual tree trimming. Naren will review the proposal and present his recommendations to the board. Jim reported that the irrigation system is being adjusted in anticipation of the coming rain. The median plant pruning project continues. Naren reported John Snee has been accompanying him and Kerry from Gothic during morning landscape review meetings. Jim thanked Chuck Moore for his years of service to the Big Sky community in his role as a board member.

Financial

Chuck gave the financial reports. He noted that electricity and water usage is higher than budgeted for this time of year.

It was noted by the board that there is currently approximately \$170,000 in operating funds. The board discussed the possibility of a dues increase being necessary in the next fiscal year.

The board asked John Snee to clarify the nature of the Union Bank account where funds are deposited from maturing CDs and is categorized under Reserves but is labelled as “oper.”

Management

John gave the Manager’s Report.

Old Business

New Business

Rule Change Consideration: “Enforcement Guidelines” and “(Exhibit A) Big Sky Rules and Violation Report” – Vicki moved to approve the language of the proposed changes. The motion was seconded and carried. Copies of said proposed changes will be mailed to all owners 28 days before March meeting.

Homeowner Comments -

Jinah Kim-Perek and Deborah Wallace addressed the board regarding night-time noise nuisance complaints on Lost Canyons from racing vehicles and also trash debris that is blown around on windy days. The board discussed different options to address these issues, including writing a letter to the city about the noise and safety nuisance issues and sending a mailer to all owners regarding securing the trash on windy days.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations and fines and a dispute between two homeowners.

The meeting was adjourned at 9:09 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 18, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:02 p.m. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Chief David Livingstone, Simi Valley P.D.

Minutes

Joyce made a motion to approve the regular and executive session minutes of the January, 2021 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the crew has been busy cleaning debris after the wind storm. They have also been weeding and responding to homeowner complaints. The irrigation system was turned off for three weeks due to cool, damp weather, and is now at 60% output. Pump 19-B is down for repairs and the other pumps are having maintenance performed. The turf has been fertilized. The new center island plants are doing well. Gopher activity is high. The crew is currently onsite two times per week. The board discussed the tree trimming proposal. Naren reported that he, Kerry and John will meet tomorrow morning to further review the proposal. The focus will be to provide clearance on full-grown trees on the main thoroughfares and those that are close to homes, and that the trimming will be done in phases

Financial

Naren presented the financials and discussed items that need to be corrected on the chart of accounts.

Management

John gave the Manager's Report.

Old Business

New Business

Chief David Livingstone, Simi Valley P.D., addressed the board regarding the department's efforts to curtail nuisance violations in Big Sky stemming from unlawful loitering and exhibition of speed. In addition to increasing the number and frequency of patrols, David will speak with Ron Fuchiwaki at Public Works about installing bollards or k-rails next to the intersection to prevent unlawful parking/gatherings. David reported that installing stop signs along Erringer and/or Lost Canyons would prove challenging, and that the traffic engineering department would need to become involved.

Appointing a Replacement Board Member – Joyce moved to appoint Edward Drake to fill the vacant board seat. George seconded and the motion carried.

Officer Positions – George moved to appoint Victoria Johnson as Treasurer, and to appoint Edward Drake as Secretary. Naren seconded and the motion carried.

Financial Transactions at UnionBanc – George moved to appoint Victoria Johnson and Joyce White to have full trading and money authority. The motion was second and carried.

Budget committee – George moved to create a budget committee to consist of Naren, Vicki and Eddie.

Vicki moved that GM Management will propose the initial budget for the 2021/2022 fiscal year. The motion was seconded and carried.

Annual Meeting – George moved to set the annual meeting for July 15, 2021 and to appoint Terri Fiori as inspector of elections. The motion was seconded and carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:38 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
March 18, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:03 p.m. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Sean Collinson, Homeowner

Minutes

Joyce made a motion to approve the regular and executive session minutes of the February, 2021 Board Meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the landscape report. The irrigation system has been off due to precipitation and will be turned back on Monday. Irrigation repairs have been relatively minor of late, and the system continues to be inspected. The v-ditches and drains are being cleaned. Some plants have suffered frost damage; fertilization will start in the medians and for the trees; the turf areas were fertilized a few weeks ago. The recent car accident on Lost Canyons damaged a light pole, but there was no damage to common area landscape. Kerry discussed the upcoming weed clearing project in accordance with the required annual fire clearance as required by the County. There are areas of heavy Acacia growth on Erringer near Big Sky Place that will need to be addressed this year. The bid will be presented for review at the April meeting. The board also discussed the open space west of Erringer & Lost Canyons. Gothic cleans this area as a courtesy to Big Sky, though it is not owned by Big Sky Association.

Financial

The board reviewed the financial report. Naren suggested that a special meeting be called to review finances in detail, as it appears as though some operating funds have been classified as reserve funds.

Vicki moved to transfer \$150,000 to operating from reserves because this had previously been improperly categorized as reserve funds. Naren seconded and the motion carried.

Naren will go through the General Ledger to see what other amounts should be transferred. Eddie made a motion to move a minimum of \$158,000—up to the amount that Naren confirms needs to be transferred back to operating from reserves. The motion was seconded and carried.

Vicki moved to establish a reserve checking account for Glenmeadow and to transfer the appropriate balance. George seconded and the motion carried.

Vicki will arrange for a date and time to arrange a meeting with representatives from Union Bank Investments to review different investment options for the Association's recently-matured CDs.

Management

John gave the Manager's Report.

The board asked John to obtain another bid to paint the Glenmeadow gates.

Split Rail Fences – The board asked John Snee to see if metal brackets can be installed at the ends of the rails to keep them in place more effectively. The board asked to see a report showing fence repair expenses over time. The board discussed different fencing material options.

Old Business

Vehicle Nuisance Issues, Speed Humps, Requesting Stop Signs on Lost Canyons – George reported that he would contact the Police Chief about increasing patrols in the community to address speeding nuisances.

George moved to have the HOA send a letter to the city requesting that they come up with a permanent solution for the traffic safety problems with speeding and frequent traffic accidents along Lost Canyons and Erringer. Eddie seconded and the motion carried. George volunteered to write the letter.

Eddie made a motion to move forward with relocating the fencing at Lost Canyon & Erringer with a proper design that would move the fencing closer to the crosswalk so as to prevent parking in this location and to pay for this out of HOA funds and then ask the city if they would reimburse the HOA. The motion was seconded and carried.

Eddie moved to send a letter to the city demanding that the lot on the other side of the Erringer and Lost Canyon fencing be properly maintained by whoever owns this land, and to compel the landowner to clean the area and remove any safety hazards. George seconded and the motion carried. Eddie volunteered to write the letter.

Water Feature Improvements – Eddie moved to look into having the 4th water fall turned on at the water feature. Naren seconded and the motion carried.

Landscape – Tree Trimming: Joyce moved to approve the bid for \$40,000, to be paid from reserves. The motion was seconded and carried.

Rule Changes – George moved to approve the changes to Article IV, “ENFORCEMENT GUIDELINES,” and “(EXHIBIT A) BIG SKY RULES AND VIOLATION REPORT,” as described in the notice that was mailed to all owners, dated February 18, 2021. Eddie seconded and the motion carried.

New Business

Delinquencies

These open session minutes hereby reflect that during executive session of the March 18, 2021 meeting, George moved to foreclose on account GMBK00752-1 for non-payment of HOA assessments. Vicki seconded and the motion carried.

Homeowner Comments -

Neil Batarseh thanked the board for their service. He also addressed the tree trimming schedule regarding the trees on Falcon & Milestone. Neil also volunteered to serve on a future committee if the opportunity arises.

Sean Collinson thanked the board for their service.

Tee Young thanked the board for their service.

George moved to adjourn the open meeting and go back into the executive meeting at 8:33pm. The motion was seconded and carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:54 p.m.

Minutes taken and transcribed by John Snee

Old Business

a) *Water Feature Improvements/Repairs* – The board discussed the status of the water feature. John and some board members will meet with the maintenance contractor on April 16 to review the current situation and gather information and share a recommended course of action with the board.

b) *Landscape Improvements* – Vicki moved to give Naren the final authority to approve Gothic proposals BS03212, BS03214, BS03213, BS03215, after the board provides any input via email. The motion was seconded and carried.

c) *Vehicle Nuisance Issues, Speed Humps, Requesting Stop Signs on Lost Canyons* – The board discussed different options for addressing these concerns. George moved that the HOA would offer to contribute up to \$6,000 per month to the City of Simi Valley to fund increased patrols on Lost Canyons and Erringer by Simi P.D. The motion was seconded and carried. The board also asked Chief Livingstone to attend the May meeting.

Relocating the Lost Canyons/Erringer Gates/Fence – Vicki moved to approve the bid from Guardian Fence to relocate the fence at Lost Canyon & Erringer. George seconded and the motion carried.

New Business

a) *2021-2022 Operating Budget* – Eddie moved to approve the budget as presented and to leave the dues unchanged. Joyce seconded and the motion carried. Vicki moved to amend the motion to include a possible rate increase for GM Management. George seconded and the amended motion carried.

b) *Increasing Fines For Repeat Violations, Including Making Unapproved Arch Changes* – Eddie moved to increase the fines by 50% so as to help more effectively enforce the Association's Rules & Regulations. George seconded and the motion carried.

Homeowner Comments –

Jeff Glenn addressed the board regarding speeding and noise nuisance violations.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations / complaints / fines and legal matters pertaining to violations / complaints as well as contracts (Fence Factory).

The meeting was adjourned at 8:43 p.m.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
May 20, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:03 p.m. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Sergio Veltze, Homeowner

Minutes

George made a motion to approve the regular and executive session minutes of the April, 2021 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the Landscape Report. The weed abatement / fire mitigation is ongoing. The Glenmeadow basin will receive more attention next week. There is a new fire mitigation zone around the estate lot at the end of Falcon due to new home construction there. The center islands are being addressed for weed growth. Gophers / ground rodent activity has been high and the rodents have been chewing on the direct-burial irrigation wires that were not enclosed in conduit during original construction. The rodents have also been attacking the controllers. The gopher abatement contractor will soon present a proposal for abatement and exclusion service. Fertilizer and amendments have been added to the rose plants and newer trees on Legends and Legacy. Kerry reported that Gothic has been cleaning trash and debris from vacant lot west of Lost Canyons / Erringer. The turf near the fire department near Falcon has been over-seeded to encourage grass growth. Naren reported that he and John Snee would meet with Kerry in the coming days to review current and upcoming landscape projects. Kerry reported that over 100 five-gallon plants were replaced at the medians under warranty and that 40 yards of mulch were also installed at the medians. The board also discussed that drought-tolerant plant conversions would also be considered in light of anticipated water conservation mandates.

Financial

Victoria gave the Financial Report.

Victoria moved to appoint George Khalatian, Joyce White, Victoria Johnson and Naren Jhala to be authorized signers on Union Bank Freely Business Checking account #0681341954 and to remove all previous board members from the signature card; also to appoint George Khalatian, Joyce White, Victoria Johnson and Naren Jhala to be authorized signers on Union Bank Freely Business Checking account #0681342143 and to remove all previous board members; also to appoint George Khalatian, Joyce White, Victoria Johnson and Naren Jhala to be authorized signers on Union Bank Operating Checking account #0011916434 and to remove all previous board members. George seconded and the motion carried.

Management

John gave the Manager's Report.

Old Business

Water Feature – John reported that he has been contacted by the City of Simi Valley's Code Enforcement division regarding the status of the water feature repairs. George moved that the contract with The Water Fountain Guy is terminated, effective immediately. Joyce, George and Vicki reported that they would continue to research alternate contractors to repair and service the water feature. Joyce seconded and the motion carried. Joyce moved to approve the proposal from Seumas Plumbing to excavate the water inlet lines so as to remove the rocks in the pipes for up to \$10,000. The motion was seconded and carried.

Lost Canyon & Erringer – After discussion, George moved to terminate the contract with Guardian Fence to relocate the fence to the crosswalk, and to instead pursue installing bollards at this location, as well as "no parking/loitering" signs. The motion was seconded and carried. John Snee will revisit the bollards and signs with the city. The board also asked John to file a police report for the most recent hit-and-run accident that destroyed one of the fence panels.

Painting the Glenmeadow Gates – Joyce moved to approve the bid from Guardian Fence for \$2,640 to paint the gates. The motion was seconded and carried.

New Business

Annual Meeting – John Snee announced that, because only the incumbent board members submitted candidate nomination forms, the election is uncontested, and therefore the incumbents are re-elected by acclamation and will serve 3 year terms in accordance with the Association's bylaws and election rules.

Rule Change – Article IV, "ENFORCEMENT GUIDELINES," section B. "Hearing Procedures," "Fine Schedule" – George moved to adopt the following changes to the Association's fine schedule. Naren seconded and the motion carried:

All fines to be increased by 50%, as reflected in the updated fine schedule:

First violation – Courtesy letter

Second violation - (same rule) - \$75 fine

Third violation – (same rule) - \$150, except trash can violations which will be \$75 for all repeat violations.

Fourth violation – (same rule) - \$375, except trash can violations which will be \$75 for all repeat violations.

Fifth and subsequent violations - \$750, except trash can violations which will be \$75 for all repeat violations.

Ongoing, uncorrected violations, (such as unfinished landscaping, failure to repaint, failure to remove commercial signs, etc.), - \$15 per day until corrected

Starting work that requires HOA approval on any property, without first obtaining such written approval (even if the improvement is ultimately approved) - \$375

Except for ongoing, uncorrected violations, violations will not be counted toward future fines after 3 months

Collections -

Victoria moved to turn account 369-3 over to collections for the recording of a lien for non-payment of HOA assessments. Joyce seconded and the motion carried.

Homeowner Comments –

Sergio Veltze addressed the board regarding security measures for the water feature and Lost Canyon & Erringer intersection.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations/fines and delinquencies; contracts, legal matters.

The meeting was adjourned at 8:40 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 17, 2021
Remote Meeting due to COVID-19

President George Khalatian called the Executive Session to order at 7:00 P.M. Also present:

Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Jose Thomas, 2896 Big Sky Place

Minutes

Eddie made a motion to approve the regular and executive session minutes of the May, 2021 Board Meeting. The motion was seconded and carried.

Landscape

Kerry King, of Gothic Landscape, gave the following report: the trees on Legends are doing well; the dead heading of the rose plants continues; cleanup and irrigation repairs continue; the fire district is reportedly happy with the weed abatement efforts; some trees have been trimmed on Cascara; there is regrowth of the Yellow Mustard that is being addressed. Kerry is working on a comprehensive plan to cleanup the wildlife corridor at Green Shadows. The crew has been clearing out items left by homeless near Copperstone. There is damage to irrigation wiring caused by rodents along Lost Canyons, between Eagle Flight and Goldstone. The crew is hand watering the plants while Gothic devises a plan to address this. Thirty-one wires and eighteen stations are currently affected. The board discussed upgrading the Rainbird IQ smart irrigation system from 3G to either 4G or radio towers. Naren asked Kerry to check if the associated costs to the HOA could be spread over five years. Kerry will check on this and will send a comprehensive package/proposal for the board to review. Kerry will bring a representative from Rainbird to the next meeting. George reported that there is a mylar balloon in the common area landscape on Young Wolf. Kerry will have the crew remove this.

Financial

Vicki presented the financial reports. Funds have been transferred from the Union Bank investments account into various CDs with the shortest terms and best rates available, with some funds left in the account to be transferred to the operating and reserve checking accounts to meet ongoing expenses. Vicki plans to conduct an analysis of the water bills to see what the savings have been since the water feature has been down. The board discussed that revenue and expenses would be reviewed in the coming months to see if the dues need to be increased during the current fiscal year.

Management

John gave the Manager's Report.

George asked John to call the city about cleaning the defaced stop sign at Legacy and Crosspointe.

The board asked that Norm Mendenhall do another sweep of the properties to reset any fallen fence rails; especially at Legends and Young Wolf.

Old Business

Water Feature Improvements/Repairs & Security Cameras –

The board will meet with a security specialist at the water feature and at the Lost Canyon/Erringer intersection on June 26th to review installing security cameras at these locations.

Vicki reported that she is meeting with more contractors who will supply bids to refurbish/repair the water feature and also to provide ongoing monthly service/maintenance. The board discussed eliminating the ponds and replacing with a smaller water recirculation system for the fountain.

New Business

Homeowner Comments -

Jose Thomas, 2896 Big Sky Place, addressed the board during executive session.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:55 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 15, 2021
Location: 40 West Easy Street, Suite #1

Vice President Joyce White called the meeting to order at 7:05 P.M. Also present:
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
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 June, 2021 board meeting and the minutes and decisions of the June, 2021 DRC meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The weed and yellow mustard growth has been aggressive. Fertilizer will be installed soon around the community. The next phase of tree trimming bid will be presented soon. The trees planted along Legends need fertilizer, per Naren. Kerry reported that there have been some issues with homeless people sleeping in tents at some locations. The board advised that Kerry should check with Gothic corporate about whether they can initiate a citizens arrest. **Irrigation Wires on Lost Canyons Damaged by Rodents:** Kerry reported that the costs should be lower than anticipated for the rewiring work on Lost Canyons. **Landscape Repairs on Crosspointe at Legacy:** Kerry will notify John as to how many 15 gallon plants need to be installed in the planter in place of those installed by the homeowner's contractor. **Smart Irrigation System Upgrades:** Kerry and James will ask a Rainbird representative to attend the August HOA meeting to review different options for the renewal and the pros/cons of going with radio towers or 4G. Kerry and James will ask Rainbird to extend the service until September. The board and Gothic also discussed the anticipated water restrictions in light of the ongoing drought.

Financial

Vicki presented the financial report and disclosed that she spoke with the bookkeeper at GM Management about adding specific reserve expense categories to the reports. The board asked for clarification on the returned deposits for \$14,350.20 on the general

ledger. Eddie moved to accept the report subject to answers on the board's questions with respect to the returned deposits. The motion was seconded and carried.

Management

John gave the Manager's Report.

Old Business

Water Feature – Vicki updated the board and homeowners on the status of the water feature repairs. A second contractor scoped the inlet and did not find any rocks. Koi Pond is ready to begin making the repairs after attorney Tom Ware reviews the contract and all required insurance information is confirmed. Subject to the above, Joyce moved to approve the contract with Koi Pond. The motion was seconded and carried.

Security Cameras – The board asked John to verify with the city that they would be okay with the HOA's contractor mounting security cameras to the street posts at Lost Canyons/Erringer.

Landscape Improvements – Naren reported that Gothic will submit bids for slope enhancements. Naren discussed that some improvements were made by Countrywalk.

Joyce moved to approve the bid from Guardian for the fence relocation at Lost Canyons & Erringer for \$6,815. The motion was seconded and carried. The board asked if the fence can be positioned within 18" of the crosswalk for the installation of bollards at a later date.

The board reviewed a proposal from Ernie Romero to paint the mailboxes. Due to cost considerations, this will not be considered until next year.

New Business

Annual Meeting - John announced that, because only the incumbents had announced their candidacy by the nominations deadline, and per the Association's election rules, the board is reelected by acclamation.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:10 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 19, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:10 P.M. Also present:

Joyce White, Vice President

Victoria Johnson, Treasurer

John Snee, GM Management

Kerry King, Gothic Landscape

Jim Dansby, Rainbird

Gary Monterosa, Rainbird

Minutes

Joyce made a motion to approve the regular and executive session minutes of the July, 2021 Board Meeting. The motion was seconded and carried.

Landscape

Jim Dansby and Gary Monterosa from Rainbird addressed the board regarding the discontinuation of the 3G network availability for the smart irrigation system and suggested switching to a radio tower system instead of 4G so as to realize long-term cost savings. Once approved, the system would take approximately 2 to 3 weeks to install and then they would switch from the 3G system to the radio system so there would be no down time for the system. Joyce moved to approve going with the radio tower system. George seconded and the motion carried. The approximately \$58,000 in costs will be paid from reserves.

Kerry, of Gothic Landscape, gave the landscape report. Irrigation times have been reduced temporarily while fertilizer is being applied in various locations. The plant work at the planter on Crosspointe, near Legacy, has been completed. Vicki moved to approve the bid from Gothic to remove the roots on the common area slope next to the property at 1712 Bluesage that had caused damage to the irrigation system at that property. (A common area tree was removed from this location in 2020 by a different contractor and the roots were not removed at that time.) George seconded and the motion carried.

Financial

Vicki gave the financial report.

Management

John gave the Manager's Report.

Old Business

Security Cameras at Lost Canyons & Erringer – John reported that the city will not permit the use of their light poles for the installation of security cameras. George suggested that in light of this, the board should consider hiring a security patrol company for a few hours per night to crack down on speeders and others engaged in traffic-related nuisance activities. This will be added to the next agenda.

Vicki gave an update on the status of the water feature repairs. Vicki suggested adding water feature maintenance to the reserve study.

New Business

Painting the monument signs – The board reviewed a proposal from Ernie Romero & Sons to paint the monument signs at the villages. Vicki asked John to make sure the bid includes painting the signs and not just the stucco.

Homeowner Comments -

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:10 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
September 16, 2021
Remote Meeting due to COVID-19

President George Khalatian called the Meeting to order at 6:00 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer not yet
Edward Drake, Secretary
Naren Jhala, Member-at-Large no yet
John Snee, GM Management
Robert Matola and his assistant, Miroslav, R.M. Designs, 1760

Robert Matola and his assistant, Miroslav, R.M. Designs, addressed the board regarding a construction project at 1760 Legacy. There is a fuel modification zone line on the HOA maintenance map that, according to Kerry King of Gothic, indicates where the association is responsible for fire clearing. This line runs across a corner of the lot where the owner intends to install a swimming pool and a terraced wall on her slope. George moved to approve the owner's request to construct the pool and walls because this is on her property, and estate lot owners are required to perform the weed abatement on their own lots. Vicki seconded and the motion carried.

The DRC Meeting was adjourned at 6:29 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 16, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:13 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Arbi Zare, 3161 Griffon Court

Minutes

Vicki made a motion to approve the regular and executive session minutes of the August, 2021 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the crew has been busy with trimming, cleanup and battling weed growth. The turf has been fertilized throughout the properties. Kerry met with Rainbird to review the locations for the installation of the IQ poles. County/city water agencies are requesting a 15% irrigation reduction and Gothic has already exceeded that figure by 10%. They have been addressing homeowner requests as they are presented. Naren reported that a landscape meeting will be held in October to review the trees. Kerry discussed his proposed budget for Gothic for 2022, as well as addressing weed re-growth. Some recently installed trees that did not survive have been replaced by Gothic under their contract. The board also discussed the recently deceased bear that had been around the properties.

Financial

Vicki presented the financial report. Eddie suggested looking at corporate credit unions as better investment alternatives and he offered to send more information to John Snee.

Management

John gave the Manager's Report.

Unfinished Business

Vacant Lot at Lost Canyons & Erringer / Installing Bollards, Relocating Fence – The board asked John to invite Ron Fuchiwaki and the City Manager to the next meeting to discuss the status of the aromatic tree grove, the delays in the fence relocation project, and installing vehicle and pedestrian gates at the village entrances. Police Chief David Livingstone will be invited to a subsequent meeting to address/review the problems with speeders.

HOA Monument Signs – Vicki moved to approve the bid from Ernie Romero & Sons Painting to paint the monument signs, to include the lettering. George seconded and the motion carried.

New Business

Security Patrol Service – The board discussed/reviewed prior proposals for security patrol. This will be reviewed by the board members after the meeting. Naren made a motion to grant George Khalatian with the final authority to determine the winning bid. Eddie seconded and the motion carried.

Collections –

Joyce made a motion to record a lien against account GMBK000812 for non-payment of HOA assessments and to turn over to Alterra Collections. George seconded and the motion carried.

Joyce made a motion to record a lien against account GMBK003693 for non-payment of HOA assessments and to turn over to Alterra Collections. George seconded and the motion carried.

Joyce made a motion to record a lien against account GMBK006632 for non-payment of HOA assessments and to turn over to Alterra Collections. George seconded and the motion carried.

Homeowner Comments –

Arbi Zare, 3161 Griffon Court, requested that the board review installing privacy trees on the common area slope behind his property. He also addressed the board about turning Griffon Court into a gated street.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:48 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
October 21, 2021
Remote Meeting due to COVID-19

Vice President Joyce White called the meeting to order at 7:06 p.m. Also present:

Edward Drake, Secretary

Victoria Johnson, Treasurer

John Snee, GM Management

Ron Fuchiwaki, City of Simi Valley, Public Works

Kerry King, Gothic Landscape

Absent:

George Khalatian, President

Naren Jhala, Member-at-Large

Minutes

Joyce made a motion to approve the regular and executive session minutes of the September, 2021 Board Meeting. Vicki seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the crew has repaired the conduit on Swift Fox where the water was leaking. Gothic has been cleaning out the v-ditches in anticipation of coming rain. The new radio-controlled irrigation communication system is installed and is working well. The major fire clearing project in and around Glenmeadow is scheduled to begin on November 1 and should be completed within three weeks. They are also "limbing-up" multiple trees for fire clearance. Gothic will be cutting and relocating irrigation pipes at 1889 Lakota that were covered with concrete during original construction. Gothic will be replacing some plants under the contract near Copperstone and Lost Canyons that died. Gothic is addressing weed re-growth, applying pre-emergents, and will begin installing fertilizer in November at the turf, rose bushes and planter beds. Tree trimming: Kerry is awaiting the board's final approval for the next phase of trimming. Irrigation times have been reduced to 60% of max by reducing cycle times and days. New, state-mandated watering restrictions are expected. Kerry will soon submit a proposal to repair/replace the split rail fencing on Erringer at Lost Canyons that was damaged during an auto accident.

Financial

Vicki gave the financial report. Vicki recommended allowing the Jingle Jam event to proceed. Vicki reported that Catherine Balderas will be doing the holiday decoration contest judging.

Management

John gave the Manager's Report.

Old Business

Lost Canyons & Erringer – Ron Fuchiwaki, City of Simi Valley, Public Works, addressed the board regarding the ongoing, late-night traffic and loitering problems at Lost Canyons and Erringer. Ron reported that the city is looking into having reflective signs installed at the fence, as well as signs on Lost Canyons warning drivers that the road ends in 500 feet. The city would be okay with “no parking,” “no trespassing” signs being installed, but not bollards because of the liability risks. Ron will look into the reflectorized, breakaway sticks/plastic posts that Vicki suggested. Ron also acknowledged that Guardian Fence would not need to obtain a traffic control plan to relocate the fence as long as they would not place any construction equipment in the intersection, but an encroachment permit would be required if the fence is being relocated into a city right-of-way. Ron explained that no permit would be required if the fence is not being relocated, and is only being repaired in-place. Ron will confer with the city's traffic engineer and forward the recommended plans to John Snee.

Landscape Improvements - Ron also addressed the board regarding the aromatic tree grove and reported that the architect is currently finalizing the plans for the irrigation equipment. The city hopes to have the R.F.P. package out to bid before the end of the year. Ron discussed with Kerry King of Gothic Landscape whether there is an existing electrical source near where the trees would be planted. According to Kerry, there should be wires, valves and a mainline available near this area. Kerry will check to see if Gothic has any plans.

Security Measures – The board and Ron discussed the feasibility of putting vehicle gates at the village entrances or at the main entrances to the community at Erringer / Alamo and also at Lost Canyons, east of Glenmeadow. According to Ron, the only way to do this would be for the City Council to vote to authorize converting them to private streets and then the HOA would be responsible for the maintenance of the streets. Although according to Ron, it is unlikely that the city would approve converting Erringer or Lost Canyons Drive into private, gated streets because they are main thoroughfares.

Proposals

Security Patrol – Eddie moved to reaffirm the motion made at a prior meeting authorizing George Khalatian to select the winning bid for the security patrol contract, from 9:00 P.M. to 2:00 A.M., nightly. Joyce seconded and the motion carried 2 to 1 (Vicki voted no).

Lost Canyons / Erringer Fence/Gate – Eddie moved to approve the bid from Guardian Fence to rebuild/repair the fence and to keep it in the same location, but to have Guardian continue their efforts to obtain an encroachment permit in the event the board decides to relocate the fence in the future. Joyce seconded and the motion carried.

New Business

Rules enforcement related to lawns – Vicki made a motion that, in light of the ongoing drought and looming government-imposed restrictions, GM Management shall stop enforcing the brown/dead lawn rules until further notice. Joyce seconded and the motion carried.

Approval process for solar panels – Vicki moved that GM Management has authority to approve solar panel requests subject to the requirements in the DRC paperwork all being met. Joyce seconded and the motion carried.

Newsletter – The board discussed sending out a newsletter with the statements. Eddie volunteered to work on this, and it will be included with the November or December invoices.

Collections

Joyce moved to record a lien against account #GMBK00752-1 for non-payment of HOA assessments, and to turn over to Alterra Collections for the processing of said lien. Vicki seconded and the motion carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:00 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
November 18, 2021
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:01 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Edward Drake, 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 October, 2021 Board Meeting. George seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, provided a status report on various projects: the new irrigation (radio) controllers are in place and working well; plants were replaced at the Copperstone entrance; the crew has been cleaning fallen leaves; the extra fire clearing in and around Glenmeadow is nearing completion; a Willow tree was installed at a lot on Goldstone that needs to be removed because it could damage the wall; Rose bush trimming / fertilizing is ongoing; December project: bubblers will be installed in various locations where there are current shortcomings in irrigation system coverage; next phase of tree trimming will be scheduled, soon; Jingle Jam – portable toilets have been ordered; Monument Signs & Water Feature – mulch will soon be installed and shrub trimming will commence to provide better sign visibility. Naren reported that the pump maintenance project will be reviewed/approved in 2022. Kerry reported that a water line break at the Copperstone gate was repaired.

Glenmeadow Christmas Decorations – Naren moved to approve spending up to \$500 on new decorations. George seconded and the motion carried. Kerry will work with Vicki on this.

Financial

Victoria Johnson presented the financial report.

Dues Increase – No action taken at this time.

Management

John gave the Manager's Report.

HOA Business

Hiring a Security Patrol Company – Naren reported that he is researching reasonably priced contractors.

Executive Session Adjournment Summary

The Board discussed / addressed the following: legal matters, contracts, homeowner violations/fines and delinquencies

The meeting was adjourned at 7:45 P.M.

Minutes taken and transcribed by John Snee