

After reviewing the Association's finances, Vicki is not recommending a dues increase at this time. The budget will be reviewed during the March meeting.

Vicki moved to turn account GMBK000812 over to Alterra and to record a lien on the property for non-payment of HOA assessments. The motion was seconded and carried.

Management

John gave the Manager's Report.

Old Business

Lost Canyon / Erringer – George reported hearing vehicles/motorcycles revving engines and driving recklessly recently late at night.

Signs – Vicki moved to authorize the expenditure of up to \$1,000 for signs to be installed at the fence stating that no parking is permitted from dusk to dawn; no loitering, etc., and to appoint George and Naren with final decision making authority for the final wording and layout of the signage. Joyce seconded and the motion carried.

Security Cameras – The board asked John to reach out to Sergio again to see if the chip shortage and supply chain issues have improved so that we can obtain quotes to have security cameras installed at the water feature.

Bids/Proposals –

Naren reported that all of the Gothic bids in the packet have been completed except for tree planting.

Proposal #BS11212 – After discussion and following Naren's recommendation, Vicki moved to approve the bid for \$13,000. George seconded and the motion carried.

New Business

Open Meeting Act – The board discussed the proper procedures for conducting HOA business and the circumstances under which emergency decisions may be made outside of a properly noticed HOA meeting. Eddie reported that he would research the ballots to be used for emergency votes taken outside of a regular or executive meeting.

Christmas Decorations – Joyce made a motion to have the lights on the entrance Oak tree removed. Naren seconded and the motion carried. John will confirm that the \$500 payment was never made to the contractor for these lights.

Installing Security Gates at the Village Entrances – the board discussed installing gates but no decisions were made.

Homeowner Comments -

Mike Vasquez 1834 Lakota, addressed the board regarding the status of the security measures for the Lost Canyons & Erringer intersection/fence/bollards.

Ryan Kinsella, 3069 Moonstone, addressed the board regarding security gates, noise nuisance complaints and thanked the board members for their service.

Executive Session - Summary of November, 2021 Meeting

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

The meeting was adjourned at 8:21 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
February 17, 2022
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
Naren Jhala, Member-at-Large
John Snee, GM Management
Mike Galligan, 3651 Legends Drive

Absent

Edward Drake, Secretary

Mike Galligan, 3651 Legends Drive, addressed the board regarding a request for approval to construct an ADU at his home. He originally wanted to stucco-over the garage doors, but he said he could leave the doors in place if the board preferred. Mike reported that the city has signed off on the request and everything has gone through plan-check. John will check with the city about why they would have approved this if no more than 50% of the front yard is supposed to be converted to parking areas.

3460 Countrywalk – Joyce moved to approve the pool request. The motion was seconded and carried.

3446 Heartland – Joyce moved to approve the pool request. The motion was seconded and carried.

The DRC Meeting was adjourned at 6:20 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
February 17, 2022
Remote Meeting due to COVID-19

President George Khalatian called the meeting to order at 7:00 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Loc Tran, Homeowner

Absent

Edward Drake, Secretary

Minutes

George made a motion to approve the regular and executive session minutes of the January, 2022 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, presented the landscape report. Kerry reported that a sub-contractor for SoCal Edison has been doing work near Glenmeadow on Lost Canyon and they have damaged some HOA common area. John Snee reported that he would forward to the contractor a demand for reimbursement.

Mulch has been installed in the planters outside the Glenmeadow community. The crew is working to clean out the retention basins. The winter tree trimming phase is now complete. The tree trim crew was onsite for 2.5 weeks with six boom trucks. Additional irrigation emitters have been installed on all climbing roses. Gothic has begun applying organic material to the roses to assist with fertility moving into spring. New trees have been planted on Lost Canyon and a small section of the slope on Griffon Court. Many sprinklers have been repaired. A new, unauthorized lock was installed at the Lost Canyon gate, so Kerry will cut it off. Gothic is treating for weeds and doing irrigation inspections and repairs. Kerry reported that the irrigation and landscape at Erringer & Lost Canyon that was damaged during a recent car accident has been repaired.

Financial

Vicki presented the financial report. Naren asked John to forward to him the Excel version of the P&L.

Management

John gave the Manager's Report.

Unfinished Business

1. Enhancing Security / Neighborhood Safety
 - a. Water Feature – Installing Cameras: No action taken
 - b. Vacant Lot at Lost Canyons & Erringer – Cleanup & Security Issues: Vicki moved that the verbiage on the signs at the gate should be changed to say that violators will be “cited and towed” rather than “ticketed and towed,” and that there is no parking from “Dusk to Dawn” rather than from “6:00 P.M. to 6:00 A.M.” George seconded and the motion carried.
 - c. Hiring A Security Patrol Company – No action taken
 - d. Installing Vehicle/Pedestrian Gates at Villages – The board discussed installing gates at Erringer & the Water Feature and at Lost Canyons & Glenmeadow. John Snee will ask Ron at the city what the next steps would be.
2. Creating a Newsletter Committee – No action taken

New Business

1. Create Fence Repairs Committee w/ Spending Authority: George made a motion to invest GM Management, in consultation with Vicki Johnson, with the authority to authorize fence repair repairs for up to \$5,000. Naren seconded and the motion carried.
2. Manager's Spending Authority – Vicki made a motion to give the manager spending authority of up to \$1,500 for non-fence related expenditures. Naren seconded and the motion carried.

Homeowner Comments -

Loc Tran addressed the board regarding the entry system at the Glenmeadow gates and whether the HOA supplied gate clickers/openers could be programmed into vehicles' onboard remote openers.

Review / Approve Bids

George moved to approve the bids from Fence Factory for \$3,494 and \$1,680. The motion was seconded and carried.

Gothic Bids – Vicki moved to approve the following proposals. Naren seconded and the motion carried:

1. BS022203 - install 35 yards of mulch for \$3,975
2. BS022205 – 25 15-gallon Tristania trees to the bare slope on Lost Canyons
3. BS022207 - install 110-15 gallon crape myrtle for \$17,549
4. BS022204 - install 6-15 gallon crape myrtle trees for \$2,982
5. BS012202 - replace tree that was damaged on legacy for \$525
6. BS012201 - 30 yards of soil amendments for \$3,450

BS022202 – Vicki made a motion to give Naren negotiating authority and to approve the final offer from Gothic for this bid to cut and remove all debris in overflow drains and basins on Lost Canyon, Legacy, Legends for \$14,463. George seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:25 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
March 17, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 6:14 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management

3651 Legends – The board reviewed the homeowner’s request for approval to install an ADU at his property. The board asked John Snee to obtain further information regarding the status of city approval.

The DRC Meeting was adjourned at 6:27 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors' Meeting
March 17, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:02 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Naren made a motion to approve the corrected regular and executive session minutes of the February, 2022 Board Meeting. The motion was seconded and carried.

Landscape

Kerry of Gothic Landscape gave the following report: Gothic has been applying fertilizer and Rose amendments. There is substantial wildflower growth due to the heavy rain in December. They are using organic spray to deter aphids. Many trees have been planted and Miguel has been repairing water main lines. Irrigation is currently at 3 days per at 75% of runtimes. Kerry discussed different measures taken to save water and prevent runoff and updated the board on the performance of the Rainbird system. Kerry reported that they can repair and replace damaged split-rail fences and that they prefer to use wood rather than concrete. Kerry will supply some pricing. John Snee will get information from Fence Factory as well. The board also discussed that an owner of an estate lot has made unauthorized alterations to the HOA-maintained areas. This was addressed during executive session.

3308 Whispering Glen – the board discussed that the owner has installed blocks at the driveway to this undeveloped estate lot, which complicates Gothic's ability to service the HOA common area slopes in this area.

Financial

Collections –

Vicki moved to record a lien on account GMBK007521 for non-payment of HOA assessments and to turn over to Alterra Collections. George seconded and the motion carried.

The board discussed moving “water feature expense” above “utilities” on the Statement of Revenue Collected. The board also asked for clarification on the approximately \$44k expended on Glenmeadow Landscape Improvements/maintenance.

Management

John gave the Manager’s Report.

Old Business

Security Patrols – The board discussed obtaining a bid for security patrols from Ball Security.

New Business

Annual Meeting – Vicki moved that the annual meeting be held on July 21, 2022 and to appoint Terri Fiero as inspector of elections. The motion was seconded and carried.

Bids/Proposals –

SWIMS proposal for \$3,800. Vicki moved to approve. Joyce seconded and the motion carried.

Gothic Bids

George moved to approve the following proposals from Gothic: BS032207, BS03220, BS032206, BS032201. Vicki seconded and the motion carried.

Mailboxes – The board proposed that the mailbox paint job price be reduced to \$150k from \$166k. John will check with Ernie Romero and advise the board.

Vicki moved to approve the bid from Ernie Romero to paint the fences behind the Moonstone homes; costs to be shared between owners and HOA. George seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: An estate lot owner modified fencing/locks/trees; homeowner violations/fines and delinquencies.

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

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
April 21, 2022
Location: 40 W. Easy St., Downstairs Office

Joyce White called the Meeting to order at 6:05 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management

Absent:

President George Khalatian

4291 White Hawk – The board reviewed the owner's request to install an ADU at his property. Vicki moved that, provided the city approves this as an ADU, and provided there is no pre-existing ADU at the lot, and provided any other impacted neighbor signs off on the request, this is approved. Joyce seconded and the motion carried.

3651 Legends – The board reviewed the request/plans for the owner to convert a portion of the home to an ADU. Vicki moved that, provided the city approves this as an ADU, and provided there is no pre-existing ADU at the lot, then this is approved. Joyce seconded and the motion carried.

The DRC Meeting was adjourned at 6:27 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
April 21, 2022
Location: 40 W. Easy St., Downstairs Office

Joyce White called the meeting to order at 7:05 P.M. Also present:

Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent:

President George Khalatian

Minutes

Joyce made a motion to approve the regular and executive session minutes of the March, 2022 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: they have been applying aphid treatment to the rose plants. Naren discussed that Gothic made some irrigation improvements at Glenmeadow at no charge to the HOA. Naren also reported that rocks and lighting are being installed on the slope at Goldstone. Gothic has been reviewing the irrigation system near Glenmeadow where an Edison subcontractor is doing electrical work and where they have caused some damage. Gothic is trouble shooting some issues with the irrigation controller wiring between Glenmeadow and Eagle Fight. John Snee reported that he would see if the city has as-built plans for the landscape and irrigation. Kerry and the board discussed installing ground cover on Glendive to reduce runoff. The cleanup work in the tunnels/basins is 95% complete. The brush clearing for the annual fire clearing is in progress. It should take approximately 2 weeks to complete. Some of the dying/dead Lantana in the medians is being replaced under warranty. Rose plant trimming and dead heading is ongoing. Gothic is using soap and oil based weed repellent and they are trying not to use chemical based materials.

The board congratulated Kerry for winning Gothic's Employee of the Year award.

Naren recommended that solar lighting should be installed on the slopes near Glenmeadow. This will be reviewed after the next water bill comes in.

Financial

Vicki presented the financials.

The board asked that “water feature” expenses on the statement of profit and loss be moved above “utilities.” Also, that reserve expenditures be tracked differently so these expenses are not reflected on the same P&L as the operating income and expenses.

2022/2023 Budget – Joyce moved to approve the budget, but to reduce the reserve expenditure contribution for the year to \$115,136, and to keep the dues unchanged. Naren seconded and the motion carried.

Management

John gave the Manager’s Report.

Old Business

Security Patrol Service – Naren advised that Southwest Security will send a proposal to John Snee outlining the details of their service, with patrols to operate Thursday through Sunday from 8:00 P.M. to 1:00 A.M. for \$35 per hour. Vicki moved to approve this proposal. Joyce seconded and the motion carried.

The board asked John to get pricing from Gothic and Fence Factory to use wood or vinyl for the fence repairs rather than concrete.

Proposals –

Vicki moved to approve the bid from Gothic to replace the damaged booster pumps. Joyce seconded and the motion carried.

Subject to reserve funds being available, Joyce moved to approve the bid from Ernie Romero & Sons to paint the mailboxes throughout the community. Vicki seconded and the motion carried.

Vicki moved to approve the bid from Gothic to install the cobblestone rocks at Glenmeadow. Joyce seconded and the motion carried.

New Business

Open board seat – No action taken.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:03 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
May 19, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 6:01 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
John Snee, GM Management
Jose Robles, 3012 Moonstone
Puneet Daga, 1752 Peregrine
Ralph & Theresa Fiero, 1927 Seasons
Rosita Layug, 1877 Seasons

Absent

Naren Jhala, Member-at-Large

The board reviewed and approved a request from 3012 Moonstone to install artificial turf.

The board reviewed and approved a request from 1752 Peregrine to make landscape changes.

The board reviewed and approved a request from 1927 Seasons to paint their home.

The board reviewed and approved a request from 1877 Seasons to install artificial turf.

The DRC Meeting was adjourned at 6:13 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
May 19, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:02 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent

Naren Jhala, Member-at-Large

Minutes

Joyce made a motion to approve the regular and executive session minutes of the April, 2022 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The weed abatement is nearing completion. Miguel has been very busy with irrigation repairs. They repaired the wires under Lost Canyon. Gothic is keeping an eye on the large Heritage Oaks during the drought. An arborist has reviewed the trees and recommends adding fertilizer, bio-stimulants and fungicides to keep the trees healthy. The board and Gothic discussed different ways to keep the plants irrigated in order to keep them alive while the water restrictions are in place. Kerry will look into whether rebates are available for converting sprinklers to drip.

Kerry reported that he would prepare a bid to replace damaged concrete fence rails/posts once he receives the report. John Snee will forward this report from HON to Kerry after the meeting.

A homeowner at Eagle Flight / Snowgoose discussed the native shrubs behind his property. These will be reviewed further by Kerry and Naren.

Financial

Vicki presented the financial report.

Management

John gave the Manager's Report.

Homeowner Comments -

A homeowner discussed installing a rain water collection system.

Executive Session Adjournment Summary

The Board discussed / addressed the following: legal matters, delinquent homeowners and homeowner violations and fines.

The meeting was adjourned at 7:58 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
June 16, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 6:00 P.M. Also present:
Joyce White, Vice President
Naren Jhala, Member-at-Large
John Snee, GM Management
Joseph Moore, 1729 Bluesage

Absent:

Vicki Johnson

Joseph Moore, 1729 Bluesage, addressed the board regarding a construction project in his rear yard. The board approved the project conditioned on the city approving the plans.

3391 Soft Whisper - The board reviewed and approved the owner's request to install artificial turf.

4274 Copperstone - The board reviewed and approved the owner's request to install a window at the rear of his home.

The DRC Meeting was adjourned at 6:24 P.M.

Minutes taken and transcribed by John Snee.

Big Sky Homeowners' Association
Board of Directors Meeting
June 16, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:00 P.M. Also present:
Joyce White, Vice President
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent:

Vicki Johnson

Minutes

George made a motion to approve the regular and executive session minutes of the May, 2022 board meeting as well as the minutes and decisions of the May, 2022 DRC meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the crew is currently hand watering to help keep the plants alive. Kerry met with the city to discuss the details of the watering restrictions. Parks are exempt from the watering restrictions. George reported there is sometimes water saturation on the sidewalk on Legends Drive at night. The board discussed getting many of the larger HOAs in Simi to petition the city to increase the allowed watering days. The board discussed using some of the savings from reduced watering to convert the irrigation system to drip. The board also discussed rebates from the city for removing turf and that any owners/residents who make requests of the landscape crew should be directed to contact GM Management. The crew is also knocking down weed re-growth throughout the community.

Fence Rails – Kerry advised that the landscape crew would be able to reset fallen fence rails provided this did not take up too much time and pull the crew away from their normal maintenance.

2896 Big Sky Place – Kerry and Naren advised they would review the area around the property that the homeowner has fenced in to ensure there is access for Gothic to perform the weed abatement.

Financial

Naren presented the financial report and recommended no dues increase at this time, but to review again in six months.

Management

John gave the Manager's Report.

Old Business

Security Patrol Service – Naren and George will continue to research different options for unarmed security patrol services.

Security Cameras – Naren reported that he would research cameras that could be mounted at the intersection of Erringer and Lost Canyons that would use cellular data and not require wifi.

The board advised that the reserve funds are liquid so it is okay to move forward with the mailboxes painting project.

Iron Fence Maintenance – the board discussed that owners are permitted to paint/repair the iron fencing that separates their lot from the common area, provided any such work meets with the HOA's standards for work performance.

John Snee suggested that the board considering hiring a project manager for the next community-wide fence paint/repair project.

New Business

Proposals –

Gothic bid BS062203 for \$11,358. Joyce moved to approve the bid from Gothic to install mulch. Naren seconded and the motion carried.

Gothic bid BS062201 for \$3,400. George moved to accept the bid from Gothic to replace the broken fence rails and posts, but to negotiate the price down. The motion was seconded and carried.

Vacant Board Seat – The board discussed candidates to fill the board seat vacated by Eddie Drake.

Annual Meeting – John Snee announced that the candidates for the board are reelected by acclamation because there are fewer candidates than open board seats.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations.

The meeting was adjourned at 8:31 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
July 21, 2022
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the DRC Meeting to order at 6:03 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Karl Dakin, 4024 Eagle Flight
Gary Clark 3360 Heartland Ave.

Absent:

President George Khalatian

Karl Dakin, 4024 Eagle Flight, presented a request to install artificial turf. The committee signed off on the request.

Gary Clark, 3360 Heartland Ave., presented a request to paint his home and advised that the samples have been painted on the home for board review.

The DRC Meeting was adjourned at 6:22 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 21, 2022
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Regular Meeting to order at 7:00 P.M. Also present:

Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Jimmy D'Angelo, Gothic Landscape
Homeowners per sign-in sheet

Absent:

President George Khalatian

Minutes

Vicki made a motion to approve the regular and executive session minutes of the June, 2022 Board Meeting. The motion was seconded and carried.

Landscape

Jimmy D'Angelo gave the landscape report. Vicki reported that there was a traffic sign near the Copperstone entrance that is leaning. Jimmy will have the crew remove the sign and it will be called in to the city. Jimmy reported that the crew is hand-watering the trees and the plantings are holding up fairly well considering the watering restrictions. Gothic is converting the remaining spray heads to drip. The mulch will be installed in these areas after the conversion is complete. The medians are being trimmed. Naren reported that some small sections of common area grass in the community will be soon be removed. Jimmy reported that the fence repairs have recently been completed. The board discussed the wall cracks behind 4390 Copperstone; Jimmy informed the homeowner, who was in attendance at the meeting, that he would reach out to set up a time to review the wall.

Financial

Naren presented the financial report and all is well. The board discussed cashing out some CDs early and roll the funds into higher-interest-bearing accounts. Vicki will research this.

The board discussed the major slowdown in receipts. John explained this was likely due to the switch to Appfolio and that regular payments should resume soon, once owners switch over to the new payment platform.

Management

John gave the Manager's Report.

Old Business

Security Patrol – Naren has been researching other companies, but staffing shortages are causing contractors to no-bid.

Security Cameras – The board discussed getting proposals from other contractors to install security cameras at the water feature and the intersection at Erringer & Lost Canyons.

New Business

Annual Meeting – John Snee announced that, because there were fewer candidates that open board seats, the incumbents are reelected by acclamation and ballots do not need to be mailed to the homeowners.

Golf Course – The board discussed that the dead vegetation at the former golf course could present an increased hazard during the fire season. Joyce moved to send a letter to the city to requesting assistance to remedy this matter. Naren seconded and the motion carried.

Homeowner Comments -

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations and fines as well as candidates to fill the vacant board seat.

The meeting was adjourned at 7:44 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 18, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:02 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Homeowners per sign-in sheet
Deborah Wallace, homeowner
Roy Sanchez, homeowner
George Muftikian, homeowner

Minutes

George made a motion to approve the regular and executive session minutes of the July, 2022 Board Meeting.

Landscape

Naren gave the following report: the plants are being hand watered 30 minutes per week. There is close to 30,000 sq. ft. of grass in strips throughout the community. Gothic is looking at getting rebates from the water district and the savings will be used to convert to drip.

George Muftikian, 4390 Copperstone, addressed the board regarding the wall behind his home. Kerry has reviewed the wall and is working on a report. John Snee reported that the Association's legal counsel is currently reviewing the matter.

Roy Sanchez addressed the board regarding who is responsible for maintenance of the side landscape between the wall and sidewalk. Naren provided the explanation.

Naren also discussed that there is a disease affecting the Oak trees.

Naren moved to approve bid # BS072201 for \$825. The homeowner who caused the damage must reimburse the HOA. The motion was seconded and carried.

Financials

Vicki presented the report and explained that Kate from Union Bank Investments recommended not cashing out the CD's early right now. Vicki will talk to her each month to stay informed about the current CD rates.

Management

John gave the Manager's Report.

Old Business

Security Cameras - John Snee reported that he spoke with a security camera vendor who explained there is still a national backorder on wireless cameras. Furthermore, we would need to obtain a power source and internet connectivity in order to install cameras at the intersection of Lost Canyons and Erringer and at the water feature.

Security Patrol Services – Naren reported that he is researching other security companies who could supply unarmed guards to patrol Lost Canyons. Manpower shortages are affecting the various contractors' ability to supply proposals.

Lost Canyons & Erringer – The board discussed the idea of installing a set of reflectors in the intersection in an X-pattern to prevent drivers from doing burnouts and donuts.

New Business

Water Feature – The board discussed keeping the water feature drained during the drought.

Fence Posts/Rails – The board asked John Snee to follow up with Norm Mendenhall about doing another sweep to reset fallen fence rails.

Vacant Board Seat – Joyce made a motion to appoint Roy Sanchez to the open board seat. 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 7:58 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
October 20, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:
Joyce White, Vice President
Roy Sanchez, Board Member
Eric Leonard, 3447 Sweetgrass
John Snee, GM Manage

Absent

Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large

Eric Leonard, 3447 Sweetgrass, presented a request to replace dying grass with artificial turf and river rock. The committee signed off on the request with the caveat that the turf being used must meet the city's standards.

The DRC Meeting was adjourned at 6:09 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
October 20, 2022
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:04 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Roy Sanchez, Board Member
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the August, 2022 Board Meeting (there was no meeting in September). The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The Glenmeadow entrance landscape is doing well after the new plants were installed. Kerry also presented a proposal to install mulch. Additional fire clearing was recently completed behind the homes on Moonstone at the request of the fire district. Gothic has also been addressing weed regrowth, as needed. The grass is currently being mowed once per week. There have been some irrigation line breaks which have likely impacted the water usage. Kerry also addressed the strategy being employed to keep the plant life as healthy as possible during the current watering restrictions. One of the main concerns is the stability of the engineered slopes and possible erosion if the plants die due to the city-mandated watering restrictions. George reported he and Naren are going to the upcoming city council meeting to discuss this with the full council.

The board reviewed a proposal from Gothic to remove all of the remaining “non-functional” turf in the common areas. Per Kerry and Naren, Gothic must present a signed proposal for the removal before the water district will review and consider the application for rebates. Naren reported it has been taking 3 to 4 months before the rebates are paid, and Kerry reported that he has all of the other information necessary to submit for the rebates. Joyce made a motion to approve the proposal from Gothic. George seconded and the motion carried.

Financial

Naren presented the financial report and indicated that portions of the savings realized from reduced water usage should be used for converting to drip irrigation.

The board discussed that there was no reserve payment made in September.

Collections –

George moved to record a lien against GMBK007522 for non-payment of HOA assessments. The motion was seconded and carried.

Joyce moved to record a lien against GMBK000405 and GMBK002813 for non payment of HOA assessments and to turn over to Alterra Collections. George seconded and the motion carried.

Management

John Snee gave the Manager's Report.

Old Business

Security Cameras – Vicki reported that she found some cameras on Amazon that she thinks might work at the water feature and the Lost Canyons / Erringer intersection. She will forward the information to the rest of the board.

New Business

The board discussed whether the city could provide some assistance with getting a cell phone tower installed in the community.

Homeowner Comments -

George Muftikian, 4390 Copperstone, addressed the board regarding his concerns about the deteriorating wall at the rear of his lot. The board explained that, because there is no evidence in the governing documents or otherwise that the wall in question is on HOA common area property, the HOA does not have maintenance responsibility of the wall and the request that the HOA pay for the repairs, or share in the cost of the repairs of the wall, is denied. However, Mr. Muftikian is welcome to present any information that would lead the board to make a different decision.

Brenda Stang, 3358 Crosspointe, addressed the board regarding the status of the water feature, which is currently down for repairs. The board explained that they have asked management to inquire with the city as to whether we would be permitted to refill the fountain once the repairs have been completed, in light of the current watering

restrictions. If the city will allow it to be refilled, then the water will be added and the fountain turned back on after it has been repaired.

George moved to approve the bid from Eagle Pumps to repair the motor/pump for \$6520.83, conditioned on the 1 year warranty being included. The motion was seconded and carried.

The board discussed that new meeting notice signs should be obtained, as the current signs are very old, faded and damaged.

The board asked that the website be updated to provide information to the homeowners on the status of the water feature and the location of current HOA meetings. George and Roy discussed that they would work with John Snee on a plan to keep the website regularly updated since the board member who previously updated the website is no longer on the board.

Proposals –

Joyce moved to approve the proposal from Gothic Landscape to remove the 12 trees for \$4,000. George seconded and the motion carried.

Tree trimming proposal – Naren reported that this will wait until February.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:39 P.M.

Minutes taken and transcribed by John Snee