

Big Sky Homeowner's Association
Design Review Meeting
January 19, 2023
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Meeting to order at 6:00 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
Roy Sanchez, Member-at-Large
John Snee, GM Management
Chelsea Volen, 3338 Whispering Glen

Absent

George Khalatian, President

DRC Requests

Chelsea Volen, 3338 Whispering Glen, presented plans to install a pool, built in grill and other hardscape work. This was approved by the board.

2707 Reflections Ln – The board signed off on the request.

The DRC Meeting was adjourned at 6:30 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
January 19, 2023
Location: 40 W. Easy St., Downstairs Office

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

Absent

George Khalatian, President

Minutes

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

Landscape

Kerry King gave the following report: The irrigation system has been turned off for several weeks and due to the heavy rain, and anticipated further precipitation, Kerry hopes the system can remain off for several months. Fertilizer and pre-emergent have been applied throughout the landscaped areas. Kerry presented a proposal to install more wattle on the slopes to prevent runoff, clogged drains/v-ditches. The water district has accepted the HOA's estimated square footage for drought tolerant landscape conversion and Kerry estimates the HOA will be eligible for roughly \$30k in rebates. Kerry and Naren discussed the notice from the city regarding alleged water usage in excess of 55k gallons in one day and both denied this happened or was even possible. The tree trimming throughout the community should be completed in March. Roy requested that Kerry speak with the arborist about limbing-up the Heritage Oak tree at the entrance for pedestrian traffic clearance. Kerry and Naren discussed the clogged drains behind some properties on Eagle Flight and behind the storage room on Erringer and asked John Snee to dispatch the plumber.

Proposal BS012302 (Wattle) – Vicki moved to approve the bid for \$4,275. Roy seconded and the motion carried.

Proposal BS012301 (soil amendments) – Vicki moved to approve the bid for \$2,400. Roy seconded and the motion carried.

Financial

Vicki and Naren presented the financials. Naren advised that electronic fund transfers from the operating to the reserve accounts, and from the reserve to the operating accounts, and from any HOA fund to any payee should not be initiated by the management company and that all such transactions should only be done by paper check with board member signatures.

Vicki reported that she will contact the representative at Union Bank to discuss the investment accounts. Naren will work with GM Management to update the ledgers.

Reserve Study Update – Some board members would like to meet with the reserve specialist to go over some of the line items in both reports (Main and Glenmeadow) to verify that the estimated replacement costs are correct.

Management

John gave the Manager's Report.

HOA Business

Annual Meeting – The Annual Meeting is June 15, 2023. Vicki made a motion to appoint Theresa Fierro as Inspector of Elections. The motion was seconded and carried.

Homeowner Comments -

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:37 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
February 16, 2023
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 6:06 P.M. Also present:

Joyce White, Vice President

Victoria Johnson, Treasurer

Naren Jhala, Member-at-Large

Roy Sanchez, Member-at-Large

John Snee, GM Management

Adam Rasmussen & Ron Gallagher (builder), 3308 Whispering Glen

Jack Tannous, 3488 Sweetgrass

Adam Rasmussen & Ron Gallagher (builder), 3308 Whispering Glen, presented design renderings for the proposed home to be built on the estate lot. Adam discussed that he would like to assume maintenance of the slope on the lot that is currently maintained by Gothic and will complete and return the required documents to put this into effect.

Jack Tannous, 3488 Sweetgrass, presented a request to paint his home, fence and garage door. Jack advised he will be using the same color as existing for the fence and home colors. The board conditionally signed off on the request per the following: he will use the colors presented in the supplied photos and will paint color samples on the home for board review.

The board also advised he must submit an after-the-fact request for the artificial turf that he already installed.

The DRC Meeting was adjourned at 6:30 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 16, 2023
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
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
Roy Sanchez, Member-at-Large
John Snee, GM Management
Jim Dangelo, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the January, 2023 Board Meeting. The motion was seconded and carried.

Landscape

Jimmy Dangelo, of Gothic Landscape, gave the following report: the turf removal/replacement rebate was approved and the funds have been set aside and if the funds are guaranteed provided the project is completed within one year. Jimmy estimated the project should take approximately 4 weeks to complete once started. The start date will be discussed at a future meeting. The mulch and waddle have been installed in the designated areas. Fertilizer application will begin in the spring. Multiple 15 gallon trees have been planted and staked along Legends and Young Wolf Drive.

Financial

Naren gave the financial report and discussed that he is working with Patrick and Lisa at GM Management to make some adjustments to the reports.

Annual Accounting Review Status – Vicki reported that the revised review is acceptable and moved to approve. George seconded and the motion carried.

The board discussed the CDARs investment program through PacWest bank and asked that a representative from PacWest join the board at the March meeting to go over some questions.

HOA fund transfers – Naren clarified that transfers from the Association's bank account to pay the utility bills (e.g., autopay or EFT) is okay, but that inter-fund transfers should be made by check.

Glenmeadow Reserve Fund Bookkeeping – The board discussed process improvements for tracking Glenmeadow reserve deposits and expenses and whether to open a separate bank account for Glenmeadow.

Management

John gave the Manager's Report.

The board asked GM to send a reminder to all owners about home upkeep (wood, paint, etc.).

Old Business

Security – The board agreed that efforts would still be made to source a security company to patrol Lost Canyons/Erringer. The board also discussed acquiring security cameras to mount at the water feature and the Lost Canyons/Erringer intersection.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:09 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
March 16, 2023
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:05 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Roy Sanchez, Secretary
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the February, 2023 Board Meeting. The motion was seconded and carried.

Landscape

Kerry of Gothic Landscape gave the following report: The recent rain has enabled Gothic to keep the irrigation system turned off. Fertilizer and soil amendments have been added. Kerry discussed that waddle may need to be installed on the slopes in various locations to mitigate runoff. Naren and Kerry discussed that the v-ditches in Glenmeadow will be reviewed shortly. Rodent bait stations have been installed in the storage room. An owner on Griffon Court has damaged HOA irrigation during an improvements project. The board notified Kerry that the new owner at Lot 106 has agreed to take over portions of the HOA maintained areas. Kerry reviewed the landscape / common area behind 3488 Sweetgrass based on an owner's request. Kerry reported Gothic will be pulling and replacing some non-performing plants under warranty. The board asked for Kerry's opinion about an owner's contention that a neighbor's front yard tree is an invasive species and should be removed. This was discussed in executive session.

Proposals -

George moved to approve the following 3 bids from Gothic: \$6,650 for booster pump maintenance; \$3,350 for tree trimming, \$10,910 for fence rails replacement. The motion was seconded and carried.

Financials

Naren presented the financials.

Vicki moved to record a lien against account 332-2 for non-payment of HOA assessments and to turn the account over to collections. George seconded and the motion carried.

Bank Accounts – The board discussed alternate investment accounts. Naren made a motion to deposit the monthly reserve contribution payments to Union instead of Pacwest. Joyce seconded and the motion carried.

Management

John gave the Manager's Report.

The board asked GM Management to have added to the monthly dues statements: "Please instruct your gardeners to collect and remove blown leaves from your property rather than blow into the streets/neighborhood yards."

Old Business

Security Cameras – The board discussed getting security cameras installed at Lost Canyons/Erringer and the water feature.

Vortech / Storm Facilities – Roy reported that he will contact United Storm Water to ask if they can lower their prices on their estimate.

New Business

Officer Positions – Joyce moved to nominate Roy as secretary. The motion was seconded and carried.

Newsletter – The board discussed creating a newsletter that would remind homeowners to review their homes for maintenance needs; ask homeowners to add their email address to their Appfolio portals so they can receive electronic newsletters and important HOA updates and notices. Homeowner Deborah Wallace who was in attendance at the meeting agreed to work on this. Action John Snee: forward to Deborah the updates that Vicki had previously forwarded to the board regarding the planned development to the west of Big Sky.

Water Feature – The board discussed that, because the water feature ponds have been largely filled from the recent rain storms, we should look at having the water fountain turned on.

Homeowner Signature Cards -

Executive Session Adjournment Summary

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

The meeting was adjourned at 9:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting

April 20, 2023

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
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
Roy Sanchez, Member-at-Large
John Snee, GM Management

Beth Miller, 3420 Whispering Glen Court, addressed the board regarding a request to paint her home and to install artificial turf. Joyce will review the colors and email the board with her thoughts. The board signed off on the turf sample.

Marissa Mousa, 3406 Whispering Glen Court, presented a request for turf approval and to make other landscape changes. The board approved, subject to neighbor approval.

George Shapovalov, Pamela Morris, 1965 Lakota, presented a request to improve their front and rear yards and these were approved.

The DRC Meeting was adjourned at 6:17 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
April 20, 2023
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:05 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Roy Sanchez, Member-at-Large
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

George made a motion to approve the regular and executive session minutes of the March, 2023 Board Meeting. Naren seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the weather is warming and the plants are blooming. Gothic is spraying to kill fungus on the roses. Eagle Pumps serviced the pumps and found a leaking gasket and will submit a bid for repairs. Otherwise they are all working well. The roses and some planters are being irrigated, but the water has not yet been turned on for the slopes, and should remain off for a few more weeks. The Oak tree at Erringer and Big Sky Place has been trimmed, as have some of the other heritage oaks. The city of Simi Valley has not yet lifted the water restrictions, which are 2 days per week, 15 minutes per station. Some rocks have been installed near Glenmeadow. Fencing – Kerry reported that 28 rails and 38 posts need to be replaced. The board discussed the accident on lost canyons that destroyed a section of fencing. The drying slopes will now allow for Gothic maintenance personal to remove weeds and do other maintenance. Dead Rosemary is being removed. Grass/turf is being sprayed/killed and removed to be replaced with drought tolerant plants (Bottle brush). 800 sprinklers are in the process of being capped. Kerry also presented design concepts for the water feature planters. Upcoming projects: spraying the roses; fertilizing turf; irrigation inspections; adding crews for weekend service/cleanup; Weed clearing will commence in May; Warrantee planting on lost canyon and Glenmeadow.

Financial

Vicki presented the financials and reported that \$700k was invested into a 4 month treasury at Union Bank.

Reserve study – The board reviewed the draft study and advised that some of the numbers need to be adjusted. Action John Snee: go back to Association Reserves and request they make the noted adjustments.

Management

John gave the Manager's Report.

Old Business

New Business

Budget – George made a motion to approve the budget, as revised, with dues at \$220 per month and \$260 for Glenmeadow owners. The transfer to reserves for Glenmeadow owners will be \$9 per unit per month. The motion was seconded by Joyce and carried.

Stormwater Facilities – George made a motion to approve the bid from United Storm Water. Vicki seconded and the motion carried.

Fence Painting and Repairs Project – The board reviewed the estimate from The Baker Company to be project manager, but asked if proposals for the entirety of the project can be submitted beforehand.

Homeowner Comments -

Pamela Morris, 1965 Lakota, discussed the odor from the garbage dump nearby and she and the board discussed the status of the aromatic tree grove.

George Sharp, 1965 Lakota, addressed the board regarding airplane noise nuisance complaints. George reported he could write a letter to the local flight school if this is not in the HOA's jurisdiction.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:46 P.M.

Minutes taken and transcribed by John Snee

Minutes
Big Sky Association
Design Review Meeting
May 18, 2023
Location: 40 W. Easy St.

Vice President Joyce White called the meeting to order at 6:00 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Ira & Leigh Schwartz, 3846 Young Wolf

Absent:

President George Khalatian

Ira & Leigh Schwartz presented a request to paint their home. The committee signed off, approving the request.

1879 Clarkia Street – After reviewing the request, Joyce moved to approve the owner's revised patio cover plans. Vicki seconded and the motion carried.

The DRC Meeting was adjourned at 6:21 P.M.

Minutes taken and transcribed by John Snee

Minutes
Big Sky Association
Board of Directors Meeting
May 18, 2023
Location: 40 W. Easy St.

Vice President Joyce White called the Meeting to order at 7:04 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kyle Brown, Flock Security
Amna Haider, 3390 Crosspointe

Absent:

President George Khalatian

Guest Speaker

Kyle Brown of Flock Security gave a demonstration of their security cameras.

Minutes

Vicki moved to approve the February, 2023 DRC, regular and executive minutes. Naren seconded and the motion carried.

Landscape

Amna Haider, 3390 Crosspointe, addressed the board regarding the common area landscape across from her home. Kerry reported that the improvements in this area should be done by the end of June.

Kerry, of Gothic Landscape, gave the following report: the weed abatement/fire clearing is ongoing and the growth has been especially heavy this year due to all the rain. The project is taking twice as long compared with prior seasons. The water restrictions have largely been lifted, except non-functional turf still cannot be watered. Gothic has already removed most of the non-functional turf. The Bougainvillea plants at the Glenmeadow entrances have been replaced under warranty. Kerry discussed the recent auto accident on Lost Canyons near Copperstone Lane. There is erosion at the trail near Young Wolf. John Snee reported that he had reached out to the Parks District and they are working to get this area repaired. Kerry and Miguel have been in contact with the foreman for the construction at the estate lot at Goldstone/Lost Canyons regarding any potentially broken water pipes. Upcoming projects: fertilize park turf areas and planters; complete turf

renovation project; weed control in cracks and planters; irrigation inspections and repairs; fertilizing of roses; approved fence repairs.

The board discussed notifying owners about killing/removing sidewalk/curb weeds in front of their homes, but Kerry advised Gothic will be treating for these weeds throughout the community in the coming weeks.

Financial

Naren gave the financial reports.

John Snee advised that the Association's operating account will soon be transferred to First Citizens bank and this is where owners' dues payments will be sent.

Management

John gave the Manager's Report.

Old Business

Fence paint/repair project – Naren moved to approve the proposal from The Baker Company Joyce seconded and the motion carried.

New Business

The board discussed notifying the homeowners that because the drought and watering restrictions have been lifted, the HOA will begin enforcing landscape maintenance standards that were suspended during the drought emergency.

Flock Security – Naren made a motion to conditionally approve the proposal, but to go with two cameras initially (one at Lost Canyons/Erringer and one at the water feature) rather than with two cameras at each entry/exit point as suggested by Flock, and provided a majority of the board agrees via email to approve. Joyce seconded and the motion carried.

Water Feature Status – Roy suggested—based on the recommendations of his fountain technician—that a second small pump motor and filter should be added.

Annual meeting – John Snee announced that, per the Association's election rules, because there are an equal number of candidates for the available seats up for election, the candidates are deemed to be elected by acclamation.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:53 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
June 15, 2023
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the DRC meeting to order at 6:00 P.M. Also present:
Naren Jhala, Member-at-Large
Roy Sanchez, Secretary
John Snee, GM Management

Absent:

George Khalatian, President
Victoria Johnson, Treasurer

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 15, 2023
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Meeting to order at 7:00 P.M. Also present:
Naren Jhala, Member-at-Large
Roy Sanchez, Secretary
John Snee, GM Management
Derik Dahlke, GigabitNow

Absent:

George Khalatian, President
Victoria Johnson, Treasurer

Guest speaker Derik Dahlke of Gigabit Now addressed the board regarding the upcoming high speed internet fiber optics lines that will be installed throughout the community beginning in the 4th quarter of 2024. Derik advised that they will need permission from the board before they can install the fiber optics lines in the private streets in Glenmeadow.

Minutes

Joyce made a motion to approve the regular and executive session minutes of the May, 2023 Board Meeting. The motion was seconded and carried.

Landscape

Naren gave the landscape report.

Financial

Naren made a motion to permanently transfer \$16,766.42 from Union Bank operating into the Union Bank reserve account. Joyce seconded and the motion carried.

Naren made a motion to approve the transfer of \$100,000 from Pacwest Bank reserve account to Union Bank reserve account. Joyce seconded and the motion carried.

Naren advised that tree trimming and irrigation repairs should be paid from operating and not reserves, going forward.

Management

John gave the Manager's Report.

Old Business

New Business

Homeowner Comments -

Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations/fines and contracts (Flock security).

The meeting was adjourned at P.M. 8:02 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
July 20, 2023
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
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management

Absent

Roy Sanchez, Secretary

Steve Paglione, 3607 Cascara, addressed the board regarding a request to change his front landscape. It was approved subject to board review of turf sample.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 20, 2023
Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:07 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

Absent

Roy Sanchez, Secretary

Minutes

Joyce made a motion to approve the regular and executive session minutes of the June, 2023 Board Meeting. The motion was seconded and carried.

Landscape

Kerry of Gothic Landscape reported the following: the crew has been addressing weed regrowth and this will likely require a larger scale effort in August. Fertilizer and amendments are being installed. An additional 20 yards of turf renovation is being completed. The Jasmine trimming on Lost Canyon islands is ongoing and Lantana has been removed along Erringer. Gothic received multiple calls regarding fallen tree branches on Lost Canyons between Erringer and Legends. Slope maintenance is back on track after the heavy rainfall earlier in the year. Weed cleanup and gopher treatments continue on Lakota and Sweetgrass. George reported that the sidewalk on Erringer between Peregrine and Lost Canyons is raised and Kerry explained this is not the result of tree roots but that sidewalks on hills have been buckling in many areas around Simi due to the heavy rain and ground movement.

Financial

Naren presented the financial reports.

Management

John gave the Manager's Report.

The board asked John Snee to follow up on the status of the accident reports and insurance claims for recent incidents.

The board suggested that the letters containing the delinquency letters be stamped with “past due.”

Old Business

New Business

Homeowner Comments -

Executive Session Adjournment Summary

The Board discussed / addressed the following: Legal matters pertaining to a neighbor to neighbor view obstruction complaint; contracts for security and internet, homeowner violations/fines and delinquencies.

The meeting was adjourned at 7:53 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
August 17, 2023
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
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management

Shirley Siruno, 3687 Young Wolf, presented plans to make improvements to her yard. The board approved the request and signed the form. The artificial turf is subject to review by Naren.

The DRC Meeting was adjourned at 6:19 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 17, 2023
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
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Homeowners per sign-in sheet

Minutes

George made a motion to approve the regular and executive session minutes of the July, 2023 Board Meeting. The motion was seconded and carried.

Landscape

There were no Gothic representatives in attendance.

Financial

Naren presented the financials.

Naren reported that Ron Stone, the CPA who had been doing the annual accounting reviews, has passed away. Naren recommended reaching out to Mike Woo, who previously worked with Ron and also Martens & Munselle regarding the future accounting reviews.

Naren reported that the HOA funds are transitioning from Pacwest to First Citizens bank.

Management

John gave the Manager's Report.

It was reported that there is another location where the city sidewalk has "peaked" due to earth movement (Legends and Young Wolf by the access road to Sweetgrass; west side of Legends, northwest curb.)

Old Business

Security Patrol – George presented security signs for board review and recommended they be installed at the village entrances throughout the community. The board discussed having them installed at the main entrances, or in the medians, only.

Water Feature – The board discussed that rocks and a brick were found in the pond inlet duct that runs to the pump room, and that rocks were removed from the pump inlet. The board has advised this is likely the result of vandalism. The board discussed installing a timer to turn the pump on and off.

Security cameras – Naren reported that electrical connections would be needed at 3 locations if cameras are to be installed. Naren will work with John Snee on getting this setup. John Snee will also reach out to AT&T about getting internet access installed here.

New Business

DRC Policies & Procedures –

- Painting Requests; The board discussed that, per the CC&Rs, owners who are painting their homes or portions of their homes the same authorized colors as existing should receive automatic approval. Vicki made a motion that such approvals will automatically be granted provided that said owner attests in writing that the same authorized color, or as close to same as possible, will be used. Roy seconded and the motion carried.
- Artificial turf – The board directed that samples must be submitted for review at the DRC meetings and not placed outside at the home.

Bids –

- Glenmeadow Asphalt Sealcoat Proposal from GPM – The board decided to wait on this until after the upcoming (est. late 2024) SiFi high speed internet cable installation project is completed.
- Gothic split rail fence repairs – Joyce moved to approve the bid from Gothic to be paid from Reserves. George seconded and the motion carried.

Homeowner Speaker Cards/Comments -

Becky Camp, 2720 Forest Cove Lane, addressed the board regarding the landscape and requested that weeds be removed along Lost Canyons between Copperstone and Eagle Flight. She also discussed the condition of the landscape/weeds to the east of the HOA, at the old golf course, and asked if Gothic could trim the sidewalk weeds. George and Naren reported that while the HOA's contractor cannot work on non-HOA property, they

will approach the city about having these areas cleaned. She and the board also discussed having a monument sign installed at the east entrance to Big Sky at Lost Canyons.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations, contracts related to fence repairs and internet fiber optics cable installation, legal matters pertaining to a view obstruction complaint.

The meeting was adjourned at 8:13 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
September 21, 2023
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, Secretary
John Snee, GM Management

Absent:

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

3434 Granite Peak – The board approved owner's request to replace grass with artificial turf.

The DRC Meeting was adjourned at 6:17 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 21, 2023
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
Roy Sanchez, Secretary
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent

Naren Jhala, Member-at-Large

Minutes

George made a motion to approve the regular and executive session minutes of the August, 2023 Board Meeting. The motion was seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Gothic relocated the common area main line and electrical wires at the estate lot on Whispering Glen. This will be charged back to the homeowner after Gothic submits the invoice to Big Sky. Kerry reported that the owner's agent is requesting an adjustment of the weed abatement easement since the fire clearing will no longer be completed by Gothic now that the owner has begun construction on the lot. The board also discussed the following with Gothic: 7 trees were recently replaced under warranty; the split rail fence repairs started today; there is poor internet service on Falcon, which is impairing the connection to the smart controller. John Snee reported that he has been in contact with ATT about having wifi installed on Falcon and at the water feature. The board discussed the person who has been seen riding a 3-wheeled electronic bike throughout the community while smoking cigarettes. The board reviewed a homeowner complaint (Sweetgrass) regarding landscape maintenance. Kerry has discussed this with Naren and the area will be reviewed tomorrow.

Financial

Vicki presented the financials.

Vicki moved to hire the accountancy firm Martens & Munselle to do the next financial review. George seconded and the motion carried.

Management

John gave the Manager's Report.

Old Business

Water Feature – The board discussed the current status of the water feature. John Snee advised that the plumbing contractor confirm rocks were still in the inlet pipe, but they have not been able to provide photos. On Vicki's recommendation, John Snee will contact American Drain to scope the pipes and provide video or photo evidence or rocks.

Security Patrols – George will advise Centaur that they are to email the daily reports to John Snee who will distribute to the board.

New Business

Dogs off leash – The board reviewed an owner's complaint about dogs off the leash in the community. The board advised that owners should call GM Management and submit a violations report if they know of an owner / resident who violates these rules.

New Housing Development – The board discussed fire safety and traffic congestion concerns. This will be discussed further at the next meeting.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:41 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Meeting
October 19, 2023
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Meeting to order at 6:00 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Proveen Sontha, 4059 Eagle Flight
Kaiser & Judith Adeni, 2749 Forest Grove

Absent

George Khalatian, President
Naren Jhala, Member-at-Large

Proveen Sontha, 4059 Eagle Flight, presented a request for a JADU conversion. The committee approved the request with the following conditions: he must present plans and get neighbor signatures on the DRC form.

Kaiser & Judith Adeni, 2749 Forest Grove, addressed the board regarding a request to paint their home. The board is okay with the colors but must paint samples for review and advised she must complete and submit.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
October 19, 2023
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Meeting to order at 7:00 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Homeowners per sign in sheet

Absent

George Khalatian, President
Naren Jhala, Member-at-Large

Minutes

Vicki made a motion to approve the regular and executive session minutes of the September, 2023 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The fence repairs that were approved have been completed but more are in need of repairs/replacement. Kerry will submit a bid. We received final approval from the water district for the turf removal rebate and the check should arrive within 8 weeks. There was a recent car accident on Lost Canyons by Glenmeadow that caused minimal damage to HOA property. Kerry and Naren reviewed the lifted sidewalk on Erringer between Peregrine and Lost Canyons and have concluded there is no evidence that any HOA plants/trees have contributed to this issue. The board reviewed a letter from the city claiming otherwise, that was a response to John Snee's phone call to Public Works about this problem in July. Kerry will work with the arborist to prepare a report that will be cited in the response that John Snee will send to the city. There is another similar issue on Eagle Flight and Lost Canyons and there are no trees nearby; this will also be addressed in the report. This is city responsibility and not the HOA's. The router from AT&T has been installed at the Falcon controller and Rainbird is working on getting this activated. A cartridge had to be purchased and will be installed tomorrow. Gothic is monitoring the brush re-growth and Kerry has been in contact with the fire captain. Because the weeds are still green, the fire department is not yet pushing to have the regrowth cleared. The areas around the v-ditches are being trimmed. Vicki asked Kerry to remove all remaining small rocks around the water feature to prevent vandalism. The board asked John Snee to forward to Gothic upper management the compliment that a homeowners submitted about Kerry King and Gothic's work performance.

Joyce made a motion to approve Gothic bid BS092307 to install trees on the common area slope and to use larger privacy trees as requested by the adjacent owner provided the owner agrees to pay for ½ of the total proposal amount. The motion was seconded and carried.

Joyce moved to approve Gothic proposal #BS092306. Vicki seconded and the motion carried.

Financials

Vicki presented the financial reports. Roy Sanchez advised that there should be a separate category on the P&L for reserve income and expenditures and they should not be commingled.

Management

John gave the Manager's Report. The board discussed that SiFi Networks should be notified that there may already be high speed fiber optics lines in Glenmeadow.

The board reviewed an owner's recommendation that the HOA sponsor a Halloween decorations contest like the Christmas holiday decorations contact. This will be added to a future meeting agenda.

The board asked John Snee to add to welcome letters for new owners that they should contact GM Management with any questions about which landscaped areas are maintained by the HOA versus homeowner.

The board asked John to include a tenant/contact information form on different colored paper with the budget mailer for the 2024/2025 fiscal year.

HOA Business

Water Feature Status – Joyce moved to approve the bid from United Storm Water to clear out the inlet pipes to the pump/motor for \$5,292.64. Vicki seconded and the motion carried.

New housing development – Joyce offered to write the letter to the city expressing fire safety and traffic concerns that would be caused by the new development. She will forward her draft to George for review/comment.

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:53 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
November 16, 2023
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
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management

3093 Milestone - the board reviewed and approved the owner's request to paint the home using the proposed "off white" color.

2281 Swift Fox - the board approved the owner's paint request.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
November 16, 2023

Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the meeting to order at 7:05 P.M. Also present:
Joyce White, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

George made a motion to approve the regular and executive session minutes of the October, 2023 Board Meeting. Naren seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The rocks around the fountain have been removed on the Big Sky Place side. Kerry advised that the trees have been installed on the slope behind 3917 Eagle Flight. The crew is clearing the v-ditches and drains as well as excessive tumble weeds. The cleanup work was completed near 2165 Lost Canyons. There was a mainline leak on Erringer that was repaired. Thicker-walled materials are being used on the fittings for better durability. Rose pruning for the winter will take place soon. Naren reported he and Kerry met with reps from the city to review the location of the aromatic tree grove. Naren denied the city's request to use HOA utilities to irrigate the trees. The water bills need to be monitored to ensure the HOA is not being billed for this water usage. Kerry suggested they use solar powered controllers. Lifted sidewalks: The board reviewed the report from the arborist and though it's debatable whether any HOA trees are causing the lifting, the board directed that management is to obtain bids to have the concrete repairs made due to observed poor finished product appearance where the city's contractors have made such repairs. George moved to get a bid for the concrete work. Joyce seconded and the motion carried. Naren reported that he and the regional manager for Rainbird are meeting soon to review the problems with getting the Falcon controller online. Gothic will be providing bids to replace the deteriorating fence rails in Glenmeadow in phases in 2024.

Financial

Naren gave the financial reports.

Management

John gave the Manager's Report.

HOA Business

Water Feature status – Vicki reported that United Storm Water will be onsite soon and will use their suction equipment to remove any rocks/debris from the inlet pipes and will also install the inlet screens more securely.

Fiber Optics Cable Installation – John Snee advised he is meeting with a rep from SiFi Networks to review installing internet cable drop points at Falcon for the irrigation controller and at the water feature and intersection of Erringer and Lost Canyons for the installation of security cameras.

Christmas Decorations – Joyce moved to appoint Naren to take the lead on the Christmas decorations project and authorize up to \$2,500 for new lights, etc. Vicki seconded and the motion carried.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:43 P.M.

Minutes taken and transcribed by John Snee