

Big Sky Association
Design Review Meeting
November 21, 2024
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

John Snee, GM Management

Absent

Naren Jhala, Member-at-Large

2742 Reflections – The board reviewed the owner's submission for rear yard improvements. Jay moved to conditionally approve the request provided the homeowner confirms there will be no chimney installed. The motion was seconded and carried.

The DRC Meeting was adjourned at 6:10 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
November 21, 2024
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 7:08 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per the sign-in sheet

Absent

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

Minutes

Vicki made a motion to approve the executive session minutes of the **October, 2024** Board Meeting. Roy seconded and the motion carried.

Vicki made a motion to approve the DRC minutes and decisions of the **October, 2024** Board Meeting. Jay seconded and the motion carried.

Vicki made a motion to approve the open session minutes of the **October, 2024** Board Meeting. Jay seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the irrigation controllers have been shut off in anticipation of rain. They have been reinstalling fallen fence rails. The v-ditches and drains are being cleaned and kept clean as their priority before rainy season. The DG path has been installed at the water feature.

Storm Water Facilities – Kerry advised that Gothic has a division that could bid the cleanout of the facilities. John Snee will supply Kerry with the scope of work.

Auto Accidents of October 4 and 27, 2024 on Legacy – John Snee reported the HOA was added to the accident reports and is being added to the drivers' insurance claims. Kerry reported that the fence posts and rails are being repaired. John Snee will also check with the city about the status of the light pole replacement/repairs.

Kerry advised that a homeowner on Crosspointe had sent requests to address suspected errant HOA sprinklers, but Gothic discovered the water issues were related to the homeowner's mainline.

Kerry discussed that an unknown party has dug a large hole in the planter on Erringer near Lost Canyons. John Snee advised that he will contact the city about this.

Landscape Lighting at Water Feature – Kerry advised some of the lights are in need of repairs.

Committees

Financial Committee – Vicki moved to appoint Maureen Shirley, Roy Sanchez and Naren Jhala to the committee. Vicki and Jay to consult as needed. The motion was seconded and carried.

Financial

Vicki presented the financials.

Jay asked that numbers or letters be added to the top of the columns in the reports for ease of navigating. John Snee advised that he would ask Naren to add these letters.

The board discussed that a meeting should be held with the reserve study specialist soon in preparation for the study update to be done in early 2025.

Management

John gave the Manager's Report.

HOA Business

Holiday Decorations / Events – Jay moved to authorize \$1,500 in funding for the Jingle Jam event. The motion was seconded and carried. Vicki moved to authorize up to \$500 for wreaths and lights at the Glenmeadow gates. The motion was seconded and carried.

Rule Change Consideration (Glenmeadow vehicle restrictions) – John Snee announced that the straw poll vote came back 20 owners against and 5 in favor of a rule limiting the number of vehicles that could be parked on the streets and driveways. As such, the board determined not to enact such a rule.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 9:07 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Committee
October 17, 2024
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:42 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
Jay Sucher, Member-at-Large
John Snee, GM Management

2742 Reflections – The board reviewed the owner's submitted request to make rear yard improvements. The board directed John Snee to request more information from the owner/contractor regarding a chimney that is shown on the plans, and to provide elevations for all structures.

The DRC meeting was adjourned at 7:00 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
October 17, 2024
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:04 P.M. Also present:

Jay Sucher, 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 **September, 2024** Board Meeting. Jay seconded and the motion carried.

Landscape

Kerry King provided updates on the fence project, anticipated rainfalls, irrigation system adjustments/repairs, warranty tree and plant replacement, new plant and tree installations, pre-emergent applications to help contain weed growth, recent heavy bee activity. The board discussed having a barrier installed at the water feature to prevent water from going into the planters and affecting the trees.

Gothic Proposal # BS092404 for \$1,650. Naren moved to approve. The motion was seconded and carried.

Financial

Naren presented the financials. Jay requested that numbers be added to the rows for easier navigation.

The board discussed creating a finance committee to assist the board and management with creating reports. Jay moved to create the committee. George seconded and the motion carried.

Loan from Reserves – George made a motion to authorize a short-term (12 month) loan from Reserves to Operating for \$70,000 so as to fund ongoing operating costs in light of the higher-than-anticipated water bill. The motion was seconded and carried.

Vicki made a motion to not let the investment instrument of ~ \$268k roll over to a new term at maturity on 11/4/2024 and deposit the funds into the reserve account to fund the ongoing fence project and to roll funds over to operating if necessary in order to cover ongoing operating expenses. The motion was seconded and carried.

Management

John gave the Manager's Report.

The board discussed the status of the funded aromatic tree project. John Snee advised that Tom Ware is looking into the new land-owner's obligations to install the trees.

The board directed that, because internet service at the fountain is not expected to be available until late 2025, the topic of security cameras should be moved to the "pending business" category on the agenda.

The board determined that a future monument sign at the east entrance to the properties (on Lost Canyons) must be put on hold for budgetary reasons.

HOA Business

Board Officer Positions - The board thanked Joyce White for her many years of service as a volunteer board member. So as to fill the officer vacancy created with Joyce's resignation from the board, George moved to appoint Jay Sucher as Vice President. Roy seconded and the motion carried.

Glenmeadow Parking Restrictions – After discussion, Jay moved to take a straw poll of the Glenmeadow owners advising that the board is considering enacting a new rule that would restrict the number of authorized vehicles that could be parked on the driveways/streets in the Glenmeadow community, as follows:

Each lot would receive resident parking permits equal to the number of bedrooms in the dwelling built upon that lot. (So a 4 bedroom home would receive 4 permits; a 5 bedroom home would receive 5 permits.) [Additional permits would be available for purchase for a yet-to-be-determined amount.] The permit would need to be clearly visible from outside each vehicle parked on the street or driveway. Vehicles without the required permits on display would receive one warning notice. Subsequent notices would result in the vehicle being towed (from the streets) at the owner's expense, and/or the homeowner being fined according to the Association's fine schedule (for non-permitted vehicles in the driveways).

George seconded and the motion carried.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 9:04 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
September 19, 2024
Location: 40 W. Easy St., Downstairs Office

Treasurer Victoria Johnson called the Meeting to order at 6:05 P.M. Also present:

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Danielle Morello, 3984 Eagle Flight

Anthony Attias, 1744 Peregrine

Absent

President George Khalatian

The committee approved Danielle Morello's plans to install a swimming pool.

The committee approved Anthony Attias's request to install artificial turf.

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
September 19, 2024
Location: 40 W. Easy St., Downstairs Office

Treasurer Victoria Johnson called the Meeting to order at 7:04 P.M. Also present:

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

Jay Sucher, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

Absent

President George Khalatian

Minutes

Vicki made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the August, 2024 meetings. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the water has been running more than normal due to the high heat. Weed removal has been ongoing (including on weekends). Fence repairs are ongoing. The unsightly, crumbling rails on Lost Canyons will be removed so as to not present an eyesore while the new fence rails are on backorder. Damaged irrigation wires were repaired on Lost Canyon. Kerry advised there is another “peaked” sidewalk on Lost Canyons, at Eagle Flight. John Snee will obtain a repair quote. New bubblers are being added to the street trees and roses. There has been some damage to the parkways around the community where the fiber optic cables are being installed. Gothic will provide John Snee with the repair invoices to be presented to SiFi Networks. Upcoming Items - fertilizing park areas and planter beds; spraying crack weeds; hand pulling weeds on slopes; monitor fire mitigation zones; irrigation repairs and inspections; continuing with fence repairs; provide estimate for tree trimming.

John Snee advised that the parks district is installing a new bollard at the Legacy trail entrance where the fire department knocked over the old one to battle a recent fire.

Aromatic Tree Grove Project – John Snee advised that the city reported the sale of the land where the trees were supposed to be installed. Naren made a motion to turn the matter over to the attorney to see if installing the trees was a condition of the sale. Vicki seconded and the motion carried.

Financial

Naren presented the financial reports.

Management

John gave the Manager's Report.

New East-side HOA Monument on Lost Canyons – the board discussed other vendors to be contacted. John Snee will check with some of his contacts.

New trail entrance signs (closed sunset to sunrise) – The board would like add signs at Young Wolf, Cascara, Swift Fox, Legacy.

HOA Business

Vacant Board Seat – Vicki moved to appoint Jay Sucher to fill the seat vacated after Joyce White resigned. Roy seconded and the motion carried.

Security Cameras for Water Feature – John Snee advised he is working with David Corio at ACS Cameras to obtain a bid for cameras.

Fences – Naren made a motion that, per advice of legal counsel and per the CC&Rs, the 2024/2025 iron fence painting/repairs project will be the last time the HOA organizes and shares in the cost of the iron fence maintenance, and that going forward, such fences will be painted and maintained solely at the expense of those owners on whose lots the fences are located. The motion was seconded and carried.

Rule change consideration: Regulating vehicle parking in Glenmeadow – The board discussed sending a straw poll to the Glenmeadow owners to gauge support for a rule limiting the number of vehicles per home that could be parked within the community.

Bids

Landscape – Gothic bid #BS092401: remove Oak tree for \$2,400. Vicki moved to approve; Jay seconded; all aye.

Water Feature – Naren moved to give Roy final decision making authority to approve the new filter once he has all necessary information from the vendor (Hector's). Vicki seconded and the motion carried.

Falcon/Elliston wall – The board reviewed correspondence and bids from some soils engineers to review the wall. The board directed John Snee to ask the attorney whether the impacted homeowners share ownership of the wall.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 9:04 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
August 15, 2024

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
Naren Jhala, Member-at-Large
John Snee, GM Management

Absent

Victoria Johnson, Treasurer

3367 Granite Peak - The committee approved the paint request.

2037 Seasons - The committee approved the pavers for the driveway.

2291 Swift Fox - The committee approved the drought tolerant landscape request.

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
August 15, 2024
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
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Homeowners per sign-in sheet

Absent

Victoria Johnson, Treasurer

Minutes

Joyce made a motion to approve the regular and executive session minutes of the July, 2024 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, was not in attendance.

Financial

Naren presented the financial reports.

Management

John gave the Manager's Report.

HOA Business

The board discussed the vandalism and loitering committed by individuals who setup chairs, tables, etc., in the HOA maintained areas between Sweetgrass and Crosspointe. Naren will research and forward the information to John Snee so letters can be sent to the responsible parties. John Snee will reach out to the parks district to see about having signage installed at the trail entrances ("trails closed from sundown to sunrise").

Homeowner Comments -

Natalie Sucher addressed the board regarding the monthly billings and suggested the bills be sent a week before the end of the month.

Jay Sucher discussed water feature cameras and internet connectivity, and water feature maintenance.

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:48 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
July 18, 2024

Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 6:06 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Bijith Aravindakahan, 3391 Countrywalk Ct.
Eun Choi, 4352 White Hawk Ln.

Absent

Joyce White, Vice President
Roy Sanchez, Secretary

Bijith Aravindakahan addressed the board regarding a request to paint his home. George moved to approve the paint request. Vicki seconded and the motion carried.

Eun Choi presented a request to install artificial turf on the left side of the driveway. Vicki will look at the sample at the property and get back to the board.

1918 Seasons – The board reviewed the owner's Home Improvement Request but advised the request cannot be approved until more neighbor signatures are obtained.

The DRC Meeting was adjourned at 6:12 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
July 18, 2024

Location: 40 W. Easy St., Downstairs Office

President George Khalatian called the Meeting to order at 7:08 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

Joyce White, Vice President
Roy Sanchez, Secretary

Minutes

George made a motion to approve the regular and executive session minutes of the June, 2024 Board Meeting. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the fence repairs are ongoing, and the current approved phase of the project should be completed in December. Gothic will mark other fences needing repairs during the process. Kerry also discussed the solar controller at the end of Peregrine; the status of state/county/city watering restrictions for non-functional turf; the status of weed / fire mitigation efforts; individuals have placed furniture in the ravine behind some homes on Sweetgrass.

Financial

Naren presented the financial reports.

Management

John gave the Manager's Report.

Water Feature Electrical – The board asked John Snee to dispatch the electrician to replace corroded electrical outlets.

John Snee advised there is a meeting set with Swink's for 7/24 to discuss installing an HOA monument sign on Lost Canyons at Copperstone.

The board asked John to remove "Updating the Governing Documents" from the agenda.

HOA Business

Security – John Snee reported that he met with the Hughesnet technician at the water feature to review potential internet dish / equipment locations in relation to future security cameras. Due to the distances involved, wireless connectivity would not be an option. The cameras would need to be hard-wired.

Fences – The board discussed that an HOA fence on Legacy was knocked over by the Fire Department while they were fighting a recent wildfire. Naren advised he would speak with Gothic about different barrier options to put in place of the fence.

Streets - Naren recommended he and some board members attend a city council meeting to discuss the poor condition of the streets.

Review / Approve Bids

George made a motion to approve the bid from KCE Matrix to prepare for soils engineer review at the Falcon wall behind the homes on Elliston Court. Naren seconded and the motion carried.

Water fountain maintenance – George made a motion to terminate the contract with Koi Pond and to hire Hector's Pool Service for 2 times per week service. The motion was seconded and carried.

Executive Session Summary

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

The meeting was adjourned at 8:20 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Annual Members' Meeting &
Board of Directors' Meeting
June 20, 2024
Location: 40 W. Easy St., Downstairs Office

Vice President Joyce White called the Meeting to order at 7:03 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Deborah Wallace, Homeowner, Inspector of Elections
Homeowners per sign-in sheet

Absent

George Khalatian, President
Roy Sanchez, Secretary

Annual Meeting

John Snee announced that an insufficient number of ballots have been returned, so a quorum could not be established and the annual meeting could not be called to order. Joyce moved to not make a second attempt to reach quorum. Vicki seconded and the motion carried. As such, the incumbent board members roll over to another term.

Minutes

Joyce made a motion to approve the regular and executive session minutes and the DRC minutes and decisions of the May, 2024 Board Meeting. The motion was seconded and motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: Gothic is addressing weed re-growth and have had a crew onsite for the previous 3 weekends. He spoke with the local fire station chief regarding a notice of fire clearing non-compliance that was sent in error. The station acknowledged it was sent by mistake and the HOA is in compliance with fire code. Kerry trimmed the shrubs behind 3664 Young Wolf per the owner's request. Gothic is trimming in the Sweetgrass native areas as needed; Glenmeadows service is ongoing; the Erringer team has raised-up the low-hanging tree branches; some irrigation mainline repairs have been completed; the rose plants have been struggling but are now doing much better after the spraying has been completed. Gothic is replacing 408

damaged fence posts and 336 fence rails. They are starting on Green Shadows and Legends. Ongoing service items: weed removal and spraying; continue with irrigation inspections and repairs; spraying, trimming and fertilization of the roses; irrigation adjustments for summer; monitor fire mitigation areas. Rainbird thoroughly reviewed the entire system.

Proposals –

Vicki moved to approve the proposal from Gothic for \$850 to repair the area damaged during the recent auto accident. Joyce seconded and the motion carried.

Vicki moved to approve the proposal from Gothic to remove the leaning tree on Green Shadows for the reduced price. Joyce seconded and the motion carried.

Homeowner Landscape Requests –

Ed Nadir, 3717 Cascara, discussed some overgrown bushes behind his home and requested they be trimmed. Kerry will review and advise.

Financial

Naren presented the financial report.

Management

John gave the Manager's Report.

HOA Business

Home Paint Projects – The board discussed that approval letters sent to homeowners shall include language advising that Exhibit C, Notice of Completion, must be returned to management within 30 days of project completion.

Falcon Wall – The board asked John Snee to reach out directly to KCE Matris Contact soils engineers directly for pricing and see if KCE needs to be involved.

Reserve Study – The board asked John Snee to provide the forecasts for stormwater facilities maintenance from United Storm Water to Una at Association Reserves.

Homeowner Comments -

Deborah Wallace discussed plumbing issues she has been experiencing at her home due to the originally installed cleanouts.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:04 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
May 16, 2024

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
Naren Jhala, Member-at-Large
John Snee, GM Management

Absent:

George Khalatian, President

Joyce reported she could not locate the paint samples that the owners at 3368 Heartland and 1903 Seasons advised they had painted on the home for review.

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
May 16, 2024
Location: 40 W. Easy St., Downstairs Office

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

Absent:
George Khalatian, President

Minutes

Joyce made a motion to approve the DRC minutes/decisions, as well as the regular and executive session minutes of the April, 2024 meeting. Naren seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the crew has been working on the brush/fire clearing. Gothic will begin using drones to show the brush clearing has been completed. The fence material has been ordered for the damaged split rail fencing and should be delivered in June. The Cascara tree has been thinned. Some owners in attendance discussed the fire clearing progress as well as city-maintained walking trails, and drain pipes and rodents.

John Snee advised he never heard from the city after the meeting with Kerry and Naren regarding the aromatic tree grove.

Naren will be meeting with James D'Angelo and Kerry King of Gothic to negotiate the new contract.

Financial

Naren gave the financials.

Some homeowners discussed the budget, dues, and security patrol.

Joyce moved to turn account GMBK-00-206-1 over to Alterra and to record a lien for non-payment of HOA assessments. The motion was seconded and carried.

Management

John gave the Manager's Report.

HOA Business

HOA Monument Sign – The board discussed installing an HOA sign at the east entrance to the community on Lost Canyons, near Copperstone Lane.

General Maintenance – John Snee advised he will be meeting with KCE Matrix to review the wall on Falcon, behind the homes on Elliston Court.

The board discussed withdrawing the HOA from shared maintenance of the iron fencing between the individual lots and common area since the CC&Rs (Exhibit D) do not indicate this is HOA responsibility.

Amending the Governing Documents – Joyce discussed some of her recommendations for amendments/edits.

Holiday Decorations Contest – Vicki moved to suspend the decoration contest. Joyce seconded and the motion carried.

Proposals/Bids –

Naren moved to approve the bid from Gothic (#BS042402) to spray the Pine trees for an insect infestation for \$3,300. The motion was seconded by Joyce and carried.

Insurance Renewal – Vicki moved to appoint Joyce to have final decision making authority on the insurance renewal. Roy seconded and the motion carried.

Water Feature Lighting – Vicki moved to go forward with the lights around the water feature based on a review of the materials. Naren seconded and the motion carried.

Homeowner Comments -

Some owners discussed how to contact the security patrol company; home improvement submissions and a fine.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:45 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
April 18, 2024

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 (telecom)

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Richard Wolff, 4246 Copperstone

Gregg Benhe, 1916 Lakota

Joan Reyes, 1948 Glentana

Mr. Wolff presented a request to paint his home and replace the garage door. The committee signed off on the request.

Joan Reyes presented a request to install a shed. The committee approved the request.

3655 Cascara (owners not present) – The committee reviewed a request to make improvements at the property but denied the request due to insufficient information provided.

1957 Glentana (owners not present) – The committee signed off on the paint request.

3069 Ziron (owners not present) – The board denied the owner's submission to paint the home based on the samples presented and requested that samples be painted on the home.

Greg Behne, 1916 Lakota, discussed that he is going to paint his home but the Bluffs colors are not on the website. He also discussed the security patrol and vinyl fencing.

The DRC Meeting was adjourned at 6:26 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
April 18, 2024
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 (telecom)
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the March, 2024 Board Meeting. George seconded and the motion carried. (Roy abstained because he was not present at the March meeting.)

Landscape

Kerry, of Gothic Landscape, gave the following report: the roses have been treated and fertilized. Other projects that are ongoing: praying for fungus and weeds, cleanup work, brush clearing is underway. The work order at 4045 Eagle Flight is now complete. The irrigation system will likely be turned on (partially) next week. Irrigation system inspections and repairs are ongoing. The tree trimming project is nearly complete, but the contractor will go back to Cascara for one more tree. Gothic is reviewing the chains/locks at the cutouts and making sure they are all secure. The crew recently encountered an individual who was asleep on one of the sidewalks. The board also discussed the extra maintenance requests from an estate lot owner on Goldstone. This was recorded in the executive minutes. The board reviewed a homeowners topics submitted by email regarding: the weeds growing along Lost Canyons by the old golf course; installing an HOA monument sign at the east entrance to the community; dead plants between Goldstone and Copperstone Lane.

Financials

Naren gave the financial reports.

2024/2025 Budget – After review, George moved to approve the budget with modifications and increase the dues to \$295 for Glenmeadow owners and \$260 for non-Glenmeadow owners. Roy seconded and the motion carried.

Management

John gave the Manager's Report.

HOA Business

Water Feature Lighting – John Snee advised that the electrician reviewed the broken landscape lights and recommended getting everything repaired, then provide a bid to convert everything to LED.

Falcon Street Wall – John Snee reported that he met with a general contractor to review the privacy wall behind the homes on Elliston Court. The G.C. suggested hiring an engineer to review and make suggestions to brace the wall to prevent any further leaning.

The board discussed recent car accidents on Lost Canyons. George moved that he be authorized to engage counsel at his prior law firm to send a letter (pro-bono) to the city explaining the board's and community's safety concerns. Naren seconded and the motion carried.

George moved to notify Simi Police Department they have full authorization to enter Gleanmeadow to enforce traffic and other laws and to provide them with the gate access codes. Naren seconded and the motion carried.

George and the board discussed creating a rule for Glenmeadow governing the number of vehicles that may parked per household. George will talk to Tom Ware.

Owners holding events on common area – The board will discuss creating a rule at a future meeting. The HOA must be named as additional insured.

Bids –

Lighting Enhancements at the Water Feature – George moved to conditionally approve the bid from Trimlight Conejo Valley, subject to board review of samples and that the proposal covers the main and secondary towers and the steps. Naren seconded and the motion carried.

United Storm Water – Naren moved to approve the bid for \$1,600 to dry out the debris in the bins. The motion was seconded and carried.

Gothic bid for fence repairs – George moved to approve the proposal. Vicki seconded and the motion carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:36 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
March 21, 2024
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
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent:

Roy Sanchez, Secretary

Minutes

George made a motion to approve the regular and executive session minutes of the February 2024 Board Meeting. Joyce seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, presented the landscape report. He and the board discussed the seasonal rainfall totals, broken lights around the water feature. John Snee will ask Elwell Electric to review. George also advised he has a recommended contractor who could review as well. Vicki will be meeting soon with a holiday lighting specialist at the water feature. She will also review the broken lights with this contractor. Kerry advised that Flathead bore has been discovered on the rose plants and he submitted a bid to address. More emitters have been installed around the base of the plants which will help. There have been many irrigation repairs performed since the last report, and new plants have been installed on Lost Canyons. The weeds behind homes on Sweetgrass are being addressed and weed spraying community-wide is ongoing. Brush clearing has also begun behind the homes from Falcon to Lost Canyons. V-ditch cleanup is ongoing. The board also discussed multiple locations where the split rail fences are in need of repairs. Kerry will revise the bid to add these sections. New drought tolerant plants and drip irrigation are being installed on Lost Canyons.

Kerry and the board discussed that the owners of an estate lot in Glenmeadow are requesting that more plants be installed and weekly weed clearing be done on the HOA-maintained slope on their lot. Kerry advised that these owners also requested the relocation of HOA irrigation lines and sprinklers on the slope to accommodate the owners' modifications. Kerry also explained that Gothic is on a 6 week rotation through

this area, so complying with the weeding request would require deviating from these procedures. Naren advised that Gothic and John Snee will review the area.

Financial

Naren gave the financial reports.

Vicki advised that two CDs recently matured and they were reinvested at a higher rate for 6 months. Two more will mature in May and June.

Collections –

Joyce moved to record a lien against accounts GMBK-00-198-1, GMBK-00-159-2 and GMBK-00-676-1 for non-payment of HOA assessments and to turn over to Alterra. George seconded and the motion carried.

Management

John gave the Manager's Report.

HOA Business

Fire Safety – The board discussed that a representative from the VCFD should be invited to an upcoming HOA meeting to discuss concerns related to the new proposed housing development at the old golf course. Joyce's letter to the city to be sent after such a meeting is held.

Updating CC&Rs/governing docs – Joyce will read through the governing documents and make recommendations for changes.

Glenmeadow Parking Rules – George announced that he will speak with attorney Tom Ware about crafting rules.

Holiday Decorations – This has been tabled

Security Cameras – The board discussed different options for installing cameras at the water feature and Lost Canyons / Erringer. Options include stand-alone solar powered cameras; cell phone service package, and a cloud option.

Fence / Wall Maintenance – The board discussed that, per Exhibit D in the CC&Rs, there are various block wall sections in the community that the HOA is responsible for maintaining. There do not appear to be any indications in the CC&Rs that the HOA is responsible for maintaining/repairing or painting the wrought iron fences behind or adjacent to the individual lots. The board discussed that "galvanized fence – repaint" should be removed from the reserve study and the owners notified that this is individual homeowner responsibility.

Security Patrol – George announced that the security patrol now begins at 7:00 PM and goes till 2:00 AM, Thursday thru Sunday. George also recommended that residents should notify the police department if they see a crime or any suspicious activity, then notify GM Management.

Proposals –

BS022406 – Tree Work – Naren advised that he negotiated a 15% discount. Joyce moved to approve the proposal. George seconded and the motion carried.

BS022410 – Rose Insect Treatment – Joyce moved to approve the bid. Vicki seconded and the motion carried.

BS032401 – Mulch for Planters – Vick made a motion to approve the bid. George seconded and the motion carried.

Homeowner Comments -

Dipakkumar Kothiya addressed the board during executive session regarding late fees.

Kevin Soucie and Michelle Ledesma introduced themselves as new owners.

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
February 15, 2024
Location: 40 W. Easy St.

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

Israel Colon, 3435 Deep Waters

Israel Colon presented a request to install a swimming pool. This was approved and the forms were stamped/signed.

The DRC Meeting was adjourned at 6:31 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
February 15, 2024
Location: 40 W. Easy St.

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
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 January, 2024 Board Meeting. The motion was seconded and carried.

Landscape

John and Naren presented the report. Naren advised that he and Kerry have observed that many of the plants throughout the community are old and need to be replaced. Accordingly, bids will be presented to the board, soon.

Financial

Naren gave the financial report. The board discussed investing funds in a one year CD since rates are likely to drop.

Management

John gave the Manager's Report.

HOA Business

Security Patrol – George moved to have the security company patrol Glenmeadow and to start the community patrol services at 7:00 P.M. The motion was seconded and carried.

Annual Meeting – George made a motion to hold the annual meeting at 7:00 P.M. on June 20, 2024 and to appoint Deborah Wallace as Inspector of Elections. Joyce seconded and the motion carried.

Homeowner Comments -

Ed Charton discussed holiday decorations, safety concerns, the new housing development, and parking rules. Ed also advised he would be interested in serving on the board if a position becomes available.

New housing development – Joyce previously circulated to the board a draft letter that would be sent to the city regarding the board's concerns about the development. The board will review the letter.

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
January 18, 2024
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

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

Landscape

Kerry, of Gothic Landscape, gave the following report: the crews are focusing on drain and v-ditch cleanup in advance of any rain. None of the recent plantings have been lost. The Glenmeadow entrances have been cleaned. Kerry advised that the HOA needs an easement at the entrance to the estate lot at 3308 Whispering Glen so as to access the HOA maintained slopes. A new antenna has been installed Controller A on Falcon and the performance / connectivity is improved. Upcoming items: deep cleaning of planter beds, fertilization continues, v-ditch and drain cleanup and inspections, weed spraying as needed, leaf cleanup is ongoing, irrigation shut-downs to conserve water during the rainy season.

Minutes

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

Financial

Naren presented the financial reports.

The board directed that the CIT reserve account should be closed and the funds moved to US Bank. Naren so moved. Vicki seconded and the motion carried.

Joyce moved to have Vicki open a 6 month CD at 5% with February maturity date for the ~\$731k. Naren seconded and the motion carried.

Management

John gave the Manager's Report.

The board asked that on the next reserve study, changes be made to reflect that, per the CC&Rs, the HOA is only responsible for the walls noted in the specified exhibit D.

HOA Business

The board discussed that board votes to approve bids via email should only be done for emergencies.

Security – The board discussed installing signage at the entrances to Glenmeadow that would allow the HOA to have abandoned vehicles towed. The board also instructed management to provide the security patrol company the access code to Glenmeadow for emergencies.

Bids -

Koi Pond - George moved to approve the bid from Koi Pond to clean and prep the water feature and to secure any loose or missing grates. Joyce seconded and the motion carried.

CMR Construction – Joyce made a motion to approve the proposal for the concrete work if the contractor would reduce the total price to \$25,000. George seconded and the motion carried.

Gothic proposal for fence repairs – Naren advised he would speak with Kerry about reducing the pricing.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:34 P.M.

Minutes taken and transcribed by John Snee