

**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