

Big Sky Association
Design Review Meeting
February 20, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:05 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

John Snee, GM Management

Steve Alkana, 4368 Copperstone

Absent

Naren Jhala, Member-at-Large

Steve Alkana addressed the board regarding modifications to a retaining wall in the backyard. It was approved with conditions (must get neighbor signoff).

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
February 20, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

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

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

John Snee, GM Management

Fire Captain Sean Davey, Station 47

Kerry King, Gothic Landscape

Homeowners per sign in sheet

Absent:

Naren Jhala, Member-at-Large

Guest Speaker

Fire Captain Sean Davy addressed the board and homeowners regarding fire safety matters and answered homeowner questions about fire hardening and preparedness. Captain Davy suggested residents review the website for the Fire Hazard Reduction Program (<https://vcfd.org/fire-hazard-reduction-program-fhrp/>) and www.vcfd.org for more helpful information. He also complimented Gothic Landscape for their ongoing efforts in helping to meet the Fire District's minimum weed abatement requirements.

Landscape

Kerry, of Gothic Landscape, gave the following report: the water has been turned off due to recent rain which is very welcome because the previous months had been very dry; requiring focused watering to keep the plants alive. Kerry also elaborated on Gothic's procedures to ensure fire code compliance. They recently removed substantial amounts of vegetation behind the homes on Moonstone and are working to repair broken split rail fences.

Homeowner comments related to landscape – The homeowners in attendance discussed fire clearing procedures and that individuals on e-bikes dressed in all-black have been engaged in vandalism, damaging HOA property (landscape, irrigation, fences) and building encampments on the park trails. The board directed management to send a letter to the responsible government agencies to request assistance with these issues.

Minutes

Jay made a motion to approve the regular and executive session minutes of the **January, 2025** Board Meeting. Roy seconded and the motion carried.

Financial

Vicki presented the financials. The board discussed the higher-than-anticipated watering costs that have contributed to monthly cash flow shortfalls. The board also discussed the upcoming reserve study.

Collections –

Jay made a motion to record a lien against account # GMBK-00-481-2 and turn over to collections for delinquent HOA assessments. George seconded and the motion carried.

Management

John gave the Manager's Report.

HOA Business

The board announced that the Annual Meeting is on 6/19/25. Vicki moved to appoint Kevin Soucie as Inspector of Elections. The motion was seconded and carried.

Homeowner Speaker Cards -

Mark Butler, 3040 Moonstone, discussed the vegetation growth behind his home and requested that the HOA clear to at least 100' from his lot lines. He advised that he has contacted the Fire Department about this as well. The board advised that Gothic clears to within 100' of the nearest structure (and up to 200', where possible). Fire code requires 100' clearance.

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
January 16, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 6:08 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Dan and Kim Lam, 3885 Eagle Flight

Dan and Kim discussed their proposal to install planter walls in their front yard. The committee approved and signed the request. The owners anticipate the work will be completed by mid-March.

The DRC Meeting was adjourned at 6:18 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
January 16, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:05 P.M. Also present:

Jay Sucher, 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 November, 2024 meetings. Jay seconded and the motion carried.

Landscape

Naren gave the following report: Gothic cut back service during the wind storm so as not to risk fires. They have been addressing wind damaged landscape.

Naren recommended owners attend the city council meetings to discuss concerns about the new housing developments and emergency egress during potential fire events.

The board and owners also discussed long term landscape plans for controlling water and maintenance costs. Naren advised the watering has been reduced to 2 days per week and water flow has been reduced by 40%.

Naren will ask Gothic to reduce the price on the bid to remove the two declining trees on Erringer.

Naren advised that he has a contact for a company that uses goats for weed abatement.

Financial

Naren presented the financials.

Finance Committee – Maureen discussed the recent high water bills and the financial report formatting.

Collections –

GMBK-00-081-2 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Naren seconded and the motion carried.

GMBK-00-296-2 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Roy seconded and the motion carried.

GMBK-00-561-1 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Jay seconded and the motion carried.

Management

John gave the Manager's Report.

The board asked if a rep from the Fire Department can attend the next meeting.

Sidewalk repair on Lost Canyons at Eagle Flight – The board asked that we approach the city about repairing the sidewalk.

Reserve Study – The board asked if the rep from Association Reserves can meet with the board to go over questions.

The board discussed getting a bid from Ernie Romero to paint the HOA monument signs and also to put fence painting status updates on the website.

HOA Business

Fire Safety – John Snee reported he discussed the Fire Wise program with a rep from Ventura Fire Safe. The board asked for input from the Association's insurance broker regarding the costs versus benefits before proceeding further.

Jay discussed black e-bikes driving around the neighborhood in an unsafe manner.

Homeowner Comments -

The owners discussed fire safety and cell coverage concerns and power shutoffs.

Kumar Maheshwari, 4025 Snowgoose, discussed the poor cell service in the community and life-safety/property-safety concerns.

Vineet Agarwal, 3477 countrywalk, discussed life-safety/property-safety concerns, fire prevention, brush clearing protocols.

Jacob Koshy, 1877 Lakota, discussed brush management. Naren advised he will review the concerns about the hill that Jacob reported.

David Fisher, 3448 Soft Whisper, discussed brush management.

Garry and Josie Montanari, 4274 Copperstone, discussed construction nuisances from the new housing development. (Dirt is being blown onto their property and swimming pool.) The board recommended they go to a city council meeting and encourage other neighbors who are experiencing similar issues to do the same.

Executive Session Adjournment Summary

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

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

Minutes taken and transcribed by John Snee