

Big Sky Homeowners' Association
Board of Directors Meeting
November 23, 2009

President Jay Sucher called the meeting to order at 7:03 p.m. Also resent:

Greg Brower, Board Member
 Catherine Balderas, Board Member
 Gary Doctrow, Board Member
 Rick Kleidosty, Board Member
 Greg Moses, GM Management
 Homeowners per sign-in sheet
 Brandon Gallion, Gothic Landscape
 Juan Guerrero, Gothic Landscape

Landscape

Gothic entered Big Sky into the CLAC competition for its landscaping and won first place. Brandon announced that he would be leaving Gothic and that Juan would be temporarily filling that position.

Waste Management

Scott Tignac, Lisa Hemmingway, & Kit Cole of Waste Management gave a video presentation on expanding the Simi Valley landfill. Under the proposal, more non-cycle trash will stay in Simi. Several homeowners complained that Big Sky residents can already smell the landfill on certain days. Objections were raised by homeowners regarding the amount of trash that would be brought in from outside the area.

Counsel Member Barbara Williamson and Louis Pandolfi of the Simi Valley Landfill Task Force, spoke in strong opposition to the expansion. The City Counsel will be making their recommendation on December 14th, but it will only be a recommendation, they have no actual say in the matter. The issue will be decided by the County Supervisors . People were urged to attend that City Counsel Meeting, as well as the Board of County Supervisor's meeting when they vote on the issue in February or March.

Homeowner's Issues

- Brian Troop, (written request, page 38 of the November packet), has taken over his back slope, including watering, but is now asking the HOA to pay for the water. Greg B made a motion to deny his request. The motion was seconded and carried.

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Summary of Speaker Cards Submitted

- Kathy Burk, 2730 Reflections; water street problem for Glen Meadows
 Dawn Gray, 4053 Snowgoose; basketball courts and Astro turf
 Ryan Hiete, 3785 Young Wolf; neighbor's violations
 Jennifer, Hiete, 3785 Young Wolf; neighbor's violations

Kevin Nestor, 3446 Sweetgrass; status of D.R. Horton completing the development
Randy Nemecek, 1903 Clarkia; houses without front yard landscaping

Old Business

New Business

The Board voted against Shea's request of October 13th to release completion bond # 6369462 (page 36 of the November packet).

Gary D made a motion to grant Shea's request for 5 traffic light easements, per their letter of October 13, 2009. The motion was seconded and carried.

The owner of 3113 Milestone, Kevin Weinberg, (page 51 of the November packet), sent a letter regarding the responsibility of a shared driveway in the event he eventually wants to saw cut and replace his driveway. The Board decided to table this issue until the January meeting so that the homeowner can have more time to submit information that GM Management requested of him

Adjournment

The meeting was adjourned at 8:43 p.m.

Minutes taken and transcribed by Greg Moses

Executive Session

There were two Executive Session; one at 6:00 p.m. and a second one at 8:47. In the first Executive Session the Board discussed various delinquencies with attorney Jeff Beaumont of Rapkin, Gitlin & Beaumont, a shared driveway easement issue, the separation from Paradigm, negotiations that Mr. Beaumont is having with Shea regarding the responsibility for missing or dead plant life, the Association's financial status, and a homeowner's request to waive a fine for a covered vehicle,

The second Executive Session was opened at 8:47 to address a homeowner's request for a payment plan.

BIG SKY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 20, 2009, 6:30 P.M.

DRAFT GENERAL SESSION MINUTES

DIRECTORS PRESENT

Jay Sucher, President
Greg Brower, Secretary
Catherine Balderas, Treasurer
Gary Doctrow, Director

DIRECTORS ABSENT

Rick Kleidosty, Vice- President

PARADIGM ASSOCIATION MANAGEMENT GROUP, INC.

Krisi Davis, CCAM

Jennifer Gannion, Property Specialist

I. CALL TO ORDER

The General Session Board of Directors meeting was called to order by President, Jay Sucher at 6:40 P.M. The meeting was held at the Lost Hills Golf Club (3301 Lost Canyons Drive , Simi Valley).

II. CONSENT CALENDAR

Resolution: **The following items were unanimously accepted:**

Minutes, July 22, 2009

Financial reports: June 2009 including bank statements and aging report were reviewed.

III. NEW BUSINESS

A. Gothic Grounds Management

Resolution: Community updates were reported by Gothic Grounds Management. The Maxi-com system is still not working correctly due to communication problems between the cellular modem and receiver. Gothic Landscape is working with the manufacturer and Shea Homes to determine the necessary actions.

A test modem will be used over the next 30 days to determine if it will run the system.

Gothic confirmed that irrigation to the community is now restricted to three times per week due to conservation efforts in place with the water district.

The following proposal was unanimously approved: Replace annual color and add roses to monuments outside of the contract: 35 5 gallon white iceberg roses; 73 flat 4" annual color; 6 yard- walk on mulch: total \$3214.00. (M: Brower, S. Balderas)

B. Reserve Study

Resolution: The onsite review is concluded and a draft study should be available for review at the next Board of Directors meeting.

C. Audit services

Resolution: Audit is in process.

D. Board member appointment

Resolution: The Board of Directors appointed Catherine Balderas to fill the vacant position on the Board of Directors.

E. Collection Activity

Resolution: In accordance with the Association's collection policy, the following files were approved for filing of foreclosure lawsuit and commencement of foreclosure proceedings:

File RI2663

File LE3804

File MA3379 3

V. HOMEOWNER FORUM

Each homeowner who has signed in and completed a speaker card will be given 3-5 minutes to address the Board of Directors in accordance with California Civil Code Section 1363.05. A total of twenty (20) minutes will be provided to the homeowner forum portion of the meeting.

**Topics discussed included: ongoing violations on Soft Whisper Court (Crosby; Amerin); request for information*

about any contracts entered into in the past six months or anticipated in the next six months (Babbit).

V. ADJOURNMENT – 7:35 P.M.

DOCUMENT APPROVAL:

Signature of Secretary: _____

Date of approval: _____

BIG SKY COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING Thursday, July 22, 2009, 6:30 P.M.

DRAFT GENERAL SESSION MINUTES

DIRECTORS PRESENT

Jay Sucher, President
Rick Kleidosty, Vice- President
Greg Brower, Secretary
Catherine Balderas

DIRECTORS ABSENT

Gary Doctrow, Director

PARADIGM ASSOCIATION MANAGEMENT GROUP, INC.

Krisi Davis, CCAM
Jennifer Gannion, Property Specialist

I. CALL TO ORDER

The General Session Board of Directors meeting was called to order by President, Jay Sucher at 6:40 P.M. The meeting was held in the Community Room of the Simi Valley City Hall .

BOARD MEMBER APPOINTMENT

The Board of Directors unanimously appointed Catherine Balderas to fill the current vacancy.

II. CONSENT CALENDAR

Resolution: **The following items were unanimously accepted:**

Minutes, July 22, 2009

Financial reports: June 2009 including bank statements and aging report were reviewed.

III. NEW BUSINESS

A. Gothic Grounds Management

Resolution: Community updates were reported by Gothic Grounds Management. The Maxi-com system is still not working correctly due to communication problems between the cellular modem and receiver. Gothic Landscape is working with the manufacturer and Shea Homes to determine the necessary actions.

Gothic confirmed that irrigation to the community is now restricted to three times per week due to conservation efforts in place with the water district.

B. Reserve Study

Resolution: The Board of Directors and Management will join the reserve study analyst for the on site visit on August 11, 2009.

C. Audit services

Resolution: Audit is in process.

D. Board member appointment

Resolution: The Board of Directors appointed Catherine Balderas to fill the vacant position on the Board of Directors.

E. Insurance renewal

Resolution: S. Barrett Insurance Agency premium renewal with increased umbrella (D&O policy) is now in place.

IV. HOMEOWNER FORUM

Each homeowner who has signed in and completed a speaker card will be given 3-5 minutes to address the Board of Directors in accordance with California Civil Code Section 1363.05. A total of twenty (20) minutes will be provided to the homeowner forum portion of the meeting.

**Topics discussed included: maintenance of foreclosed unit landscape and portable basketball hoops.*

Steve Alkana: requested that "daily fines" be included on the next Agenda and stated his opinion that the Agenda should be more detailed.

V. ADJOURNMENT – 8:15 P.M.- The next meeting will be held on August 20, 2009.

DOCUMENT APPROVAL:

Signature of Secretary: _____

Date of approval: _____

BIG SKY COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, May 14, 2009, 6:00 P.M.

DRAFT GENERAL SESSION MINUTES

DIRECTORS PRESENT

Jay Sucher, President

Rick Kleidosty, Vice- President

Greg Brower, Secretary

Gary Doctrow, Director

DIRECTORS ABSENT

None

PARADIGM ASSOCIATION MANAGEMENT GROUP, INC.

Krisi Davis, CCAM

Jennifer Gannion, Property Specialist

I. CALL TO ORDER

The General Session Board of Directors meeting was called to order by President, Jay Sucher at 6:30 P.M. The meeting was held in the Community Room of the Simi Town Center at 1555 Simi Town Center Drive , Simi Valley , CA 93065 .

II. CONSENT CALENDAR

Resolution: The following items were unanimously accepted:

Minutes, April 23, 2009

Financial reports: January, February and March 2009

III. NEW BUSINESS

A. Gothic Grounds Management

Resolution: Community updates were reported by Gothic Grounds Management. Two proposals submitted were reviewed. Proposal for replacement of plant material and a modified tree trimming proposal were unanimously approved.

B. Reserve Study

Resolution: The Board reviewed three proposals for reserve study preparation. The Board unanimously approved the proposal submitted by Reserve Study, Inc. Management will work with the reserve study company to correct errors in the previous study.

C. Audit services

Resolution: The Board of Directors approved Robert Owens, CPA to perform the 2008 audit.

IV. HOMEOWNER FORUM

Each homeowner who has signed in and completed a speaker card will be given 3-5 minutes to address the Board of Directors in accordance with California Civil Code Section 1363.05. A total of twenty (20) minutes will be provided to the homeowner forum portion of the meeting.

**Topics discussed included: maintenance of foreclosed unit landscape; street sweeping; completion of DR Horton project; landscape service schedule; representation for neighborhood advisory council.*

V. ADJOURNMENT – 8:15 P.M.

DOCUMENT APPROVAL:

Signature of Secretary: _____

Date of approval: _____

BIG SKY COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, February 12, 2009, 6:00 P.M.

GENERAL SESSION MINUTES

DIRECTORS PRESENT

Jay Sucher, President
 Rick Kleidosty, Vice- President
 Greg Brower, Secretary
 David Papotta, Treasurer
 Gary Doctrow, Director

PARADIGM ASSOCIATION MANAGEMENT GROUP, INC.

Michelle McCracken, CMCA, Managing Agent;
 Jennifer Gannion, Property Specialist
 Krisi Davis, Owner

I. CALL TO ORDER

The General Session Board of Directors meeting was called to order by President, Jay Sucher at 6:30 P.M. The meeting was held in the Community Room of the Simi Town Center at 1555 Simi Town Center Drive , Simi Valley , CA 93065 .

II. CONSENT CALENDAR

Resolution: The following items were unanimously accepted: Minutes (January 8, 2009 General Session); Minutes (January 8, 2009 Executive Session); Minutes (February 12, 2009 Executive Session) and approval for lien filing for delinquent community association members.

III. NEW BUSINESS

A. Gothic Grounds Management

Resolution: Community updates were reported by Gothic Grounds Management. Two proposals submitted were reviewed. Proposal for replacement of plant material on slope between Eagle Flight and Lost Canyon at a rate of \$18,950.00 was unanimously approved. Proposal for irrigation repair and sod placement along Lolite was held for input from the City and Shea Homes.

B. Reserve Study

Resolution: The Board reviewed a proposal for a complete on-site reserve study. Additional proposals are forthcoming. The item will be revisited at the May board meeting.

C. Audit services

Resolution: The Board of Directors reviewed a proposal from Robert A. Owens, CPA, the auditor who performed the 2006 and 2007 audits. Competitive bids have been sought and if lower bids are received the board will review; otherwise, Owens will perform the 2008 audit.

IV. UNFINISHED BUSINESS

A. Board resolution- HOA dues

Resolution: The Board of Directors reviewed a resolution dated March 7, 2009 to reduce dues from the current rate to a rate of \$175.00. The Board of Directors was not provided with the budget or excel worksheet from its Treasurer to commemorate the action the Board of Directors unanimously voted to stay the resolution and revisit the topic at such time as all materials are available for review and confirmation from the Department of Real Estate that the DRE budget currently in place is closed.

The Board of Directors wishes to review the completed reserve study prior to setting the dues for the coming fiscal year.

V. ADJOURNMENT – 8:15 P.M.

DOCUMENT APPROVAL:

Signature of Secretary: _____

Date of approval: _____