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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**November 18, 2010**

President Jay Sucher called the meeting to order at 7:06 p.m. Also present:

Greg Brower, Board Member  
Chuck Moore, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape

**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the **October meeting**. The motion was seconded and carried.

**Landscape**

- Edgar gave a landscape report. He addressed the high water bills. The builder is in the process of clearing out the animal crossings. This will eventually be the responsibility of the HOA. Gothic is removing the dead trees near Sweetgrass for Shea. Edgar reiterated that we cannot make changes or corrections to landscape areas that are part of the lawsuit against Shea.

Greg M. asked Edgar how often they turn on the irrigation system to check for broken heads, overspray, etc. Approximately every 6 weeks each area will be checked.

Greg made a motion to accept Proposal # 101118-1 for to add potted plants to the water feature. Edgar will come back with an adjusted proposal based on the colors chosen

**Financial**

Greg and Chuck gave the financial reports.

Chuck made a motion to open 2 new CD's, one for \$250,000 and one for the remaining amount of the insurance settlement, at maximum terms of 18 months. The motion was seconded and carried.

**Management**

Greg gave the Manager's Report.

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**Old Business**

Jay mentioned that there is still no response from the City on the MS4 issue for the permit at Glen Meadow.

### **Homeowner's Comments**

- - Randy Nemecek raised the issue of the incomplete landscape common area. The Board explained that they have been unable to relandscape the area because it is part of the lawsuit, although some efforts have been made in the past. GM will ask Beaumont if we can make improvements on that are before the lawsuit is settled.
- - Tim Bennett asked about graffiti on an oak tree off of Cascara, and putting something in the newsletter about the 25 mile speed limit.
  - Kathy Burk raised the issue of water damage in Glen Meadow.
  - Frank McNeal asked to have his fine waived for a second trash can violation. Greg made a motion to waive the fine. The motion was seconded and carried.

### **Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **October 21, 2010**

President Jay Sucher called the meeting to order at 7:20 p.m. Also present:  
Catherine Balderas, Board Member  
Greg Brower, Board Member  
Chuck Moore, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape

### **Minutes**

Chuck made a motion to approve the regular and executive session minutes of the September meeting as corrected. The motion was seconded and carried.

### **Landscape**

Edgar gave a landscape report. A homeowner reported that some of the sprinklers were on this week during the rain. Edgar will check this out.

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## **Financial**

Greg gave the financial reports.

Chuck made a motion to dedicate the second insurance payment of approximately \$376,948.19 as reserve funds. The motion was seconded and carried 3-1.

Chuck made a motion to place \$250,000 from the operating checking account in U.S. Bank for 19 months, and \$145,000 in AIG for 18 months, both earmarked as Reserve Funds. The motion was seconded and carried.

## **Management**

Greg gave the Manager's Report.

## **Old Business**

City Councilwoman Barbara Williamson introduced Louis Pandolfi, who spoke on behalf of The Simi Valley Landfill Expansion Task Force. The Task Force is opposing the expansion of the landfill. The committee has filed a lawsuit contending that the site is not qualified for expansion. They recommended sending letters to the editor of the Acorn or the Star.

The issue of Rudy Skedel's request for an easement over the HOA's easement, and Tom Ware's evaluation of how the CC&Rs address the issue. On advice of counsel the Board denied his request as 67% of the homeowners would have to approve the easement.

## **New Business**

Rick made a motion to reject the bid to add color lights to the water feature at this time. The motion was seconded and carried.

## **Homeowner's Comments**

- Ted Sylwester asked about why the water feature is running 24/7. It was explained that this is easier on the equipment. Turning it on an off every day creates sudden torque on the system that could rupture a pipe.

Emanuel Emmady asked about a trash can fine and asked to have it waived. The Board agreed to waive it.

Randy Nemecek asked about the HOA policy regarding covered cars and about a possible dues reduction. The Board said that these are permitted as long as it is a fitted car cover. The Board does not foresee a dues reduction at this time. The money that was received from the insurance company replaced money that was missing. It did not improve the HOA's financial position, but merely restored it to its original position.

## **Adjournment**

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The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**September 16, 2010**

President Jay Sucher called the meeting to order at 7:06 p.m. Also present:

Greg Brower, Board Member

Chuck Moore, Board Member

Rick Kleidosty, Board Member

Catherine Balderas, Board Member, (late arrival)

Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

### **Minutes**

Greg made a motion to approve the regular and executive session minutes of the **August** Board. The motion was seconded and carried.

### **Landscape**

Edgar reported on the work on the water feature. He has distributed the rocks from the water feature throughout the community.

### **Financial**

The Board reviewed Greg's financial reports. Chuck made a motion to spend the \$500 to look for assets on foreclosures or in chapter 13 bankruptcies, or the bank is in the process of foreclosing and the house has been vacated by the homeowner, where the amount owed is \$1,500 or more. The motion was seconded and carried.

Greg made a motion to have the Board Meet with Santa Barbara savings to discuss moving the Association's money to their bank with 1.5 to 2 % interest. The motion was seconded and carried. Chuck made a motion to designate the \$661,438.96 received on the insurance claim as reserve funds and transfer it from the operating checking account to the Reserve account. The motion was seconded and carried.

### **Management**

The Board reviewed Greg's Manager's Report.

### **Old Business**

**New Business****Homeowner's Comments**

Ted Sylwester asked about the delay in having the streets repaved.

Samuel Michael, 1936 Clarkia asked for the approved landscape plans. Greg made a motion to waive Mr. Michael's fines for incomplete

Kevin Nestor asked about weed abatement behind Sweetgrass, status of the D.R. Horton completing and the maintenance of the trails.

Rudi Skedel wanted plans approved for his lot on Lost Canyons

**Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**August 19, 2010**

President Jay Sucher called the meeting to order at 7:06 p.m. Also present:

Catherine Balderas, Board Member

Greg Brower, Board Member

Chuck Moore, Board Member

Rick Kleidosty, Board Member

Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape

**Minutes**

Greg made a motion to approve the regular and executive session minutes of the **July** Board. The motion was seconded and carried.

**Landscape**

- Edgar reported on the water feature. They have moved the two liquidamber trees from Legacy and Iolite. He also picked up the oak tree that was given to use by the lot owner on Iolite & Legacy. He also reported on the extremely high water bill this month and made a comparison between this bill and the same period last year.

The Sentinel area in front of the gate will be planted next week.

**Financial**

Greg gave the financial reports.

Have gates painted.

### **Management**

Greg gave the Manager's Report.

### **Old Business**

Jay brought everyone up to date on the water feature, the Shea lawsuit, and the Maxicom system.

### **New Business**

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### **Homeowner's Comments**

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Randy Nemecek mentioned that there is a lot of water running down Erringer, apparently coming from the median strip. Jay mentioned that it is between the median and the west side of Erringer, between Falcon and the water feature.

Tim Bennett asked about the lawsuit for the missing funds. Jay brought him up to date.

Mr. & Mrs. Lee raised the issue of a number of payments that were made to Paradigm for which they never received credit. He brought a year's bank statements to show the Board. The Board agreed to credit the account for the payments and waive late fees.

Jose Fernandez wanted to know when the builder was going to repave the rest of the streets like the ones that were recently done in The Bluffs. Greg M said that he talked to the builder and they do not have a schedule in place at this time.

### **Adjournment**

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The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **July 15, 2010**

President Jay Sucher called the meeting to order at 7:06 p.m. Also present:  
Catherine Balderas, Board Member

Greg Brower, Board Member  
Gary Droctro, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape

### **Minutes**

Gary made a motion to approve the regular and executive session minutes of the **June** Board. The motion was seconded and carried.

### **Landscape**

- The Board agree to move the 2 liquidamber trees from the corner of Legacy & Iolite and plant them on the slope at 2474 Lost Canyons.

Jay presented the new Gothic contract to Edgar Trinidad. It provides for a credit of \$7,600 per month as a cost reduction.

### **Financial**

Greg gave the financial reports. There were formula errors on two of the reports. GM will correct and e-mail to the Board.

### **Management**

Greg gave the Manager's Report.

### **Old Business**

Rick discussed the various bids for repairing the water feature. The excavation will be done by Gothic. Rick recommended Under-The-Sea to do the rest of the repairs. Rick made a motion to accept the bid from Under-The-Sea. The motion was seconded and carried.

Raquel Devine volunteered her husband's services to render a free opinion on the work being done on the water feature. 285-0656, Chris Devine.

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### **New Business**

#### **Homeowner's Comments**

- Mr. & Mrs. Buyanovskaya again asked for an exception for their commercial truck. The Board again explained the reason for the rule and the fact that this vehicle was prohibited even under the original governing documents.

Ted Sylvester asked about the paving of the streets in the other communities, (The Bluffs have been seal coated. Greg Moses said that he talked to the builder about this but they have no definite schedule set at this time for the other parts of the HOA.

## Adjournment

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## Big Sky Homeowners' Association Board of Directors Meeting June 17, 2010

President Jay Sucher called the meeting to order at 7:14 p.m. Also present:

Greg Brower, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic  
Nick DePesquale, Gothic  
Homewoners per sign-In Sheet

## Minutes

Rick made a motion to approve the regular and executive session minutes of the **May** Board meeting. The motion was seconded and carried.

## Landscape

Gothic presented a renewal contract. Jay gave a copy to Rick and Greg B to review. Edgar announced that they were able to save over \$27,000 in water costs from November through March. They have cleared the hiking trails, even though that is the responsibility of Parks & Rec.

A question was asked about the automatic fertilizing system. Jay answered that it is in the future.

## Financial

Greg gave the financial reports

## Management

Greg gave the Manager's Report. A copy of the Worker's Comp policy is in the packet per Board's request. The letter from attorney Jeff Beaumont has been sent to the members. A letter has been sent to Standard Pacific regarding the sidewalk replacement in Glen Meadow.

**Rick made a motion to get additional bids for the gate work on pages 169 & 170.**

## Homeowner's Comments

All comments were executive session issues



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## Adjournment

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **May 20, 2010**

President Jay Sucher called the meeting to order at 7:08 p.m. Also present:  
Catherine Balderas, Board Member  
Greg Brower, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Jeff Beaumont, attorney, (arrived at 8:17)  
Homeowners per sign-in sheet.

## Minutes

Greg made a motion to approve the regular and executive session minutes of the **April** Board Meeting. The motion was seconded and carried.

## Old Business

Greg made a motion to approve Romero's paint bid. The motion was seconded and carried.

The Board discussed the sidewalk concrete bid in Glen Meadow. No decision was made.

The Board discussed the unlandscaped area on Sentinel leading up to the gate. Kevin Nestor will try to find out if there is a Fire Department easement there.

Rick made a motion accept the low bid to replace the broken post rail fence on Legacy, after the 3<sup>rd</sup> bid is in. Jay will give GM the company that has done repairs there in the past. The motion was seconded and carried.

Jeff Beaumont spoke on the status of the Association's lawsuit against the developer. He described the primary issue as on having to do with the transition from the builder to the HOA, and from the previous landscape company to Gothic. It includes plant material, irrigation, equipment. Jeff will be sending GM Management the final draft of the letter that is to go out to all homeowners.

The water feature is also an element of the lawsuit. The HOA is going to go ahead and make enough repairs to make it operational, but there are other issues to be settled with the builder having to do with basic design deficiencies in the overall feature.

### **New Business**

The Board discussed the issue of the care facility that is going in on Snow Goose. State law preempts the Association's governing documents. There is nothing the Association can do to stop this

Rick spoke about the Lost Canyon Development project that was discussed at the Neighborhood Council #2 meeting that he intended. Three hundred and sixty four homes are planned.

### **Homeowner's Comments**

Ted Sylwester – Asked about the land on the corner of Moonstone and Legacy as a possible pocket park

Sandra Landau – Raised the issues of the water feature, the access gate on Sentenel & a commercial vehicle that is parking regularly in Castlewood.

Gail Kingston – Fire access road on Sentinel

Kevin Nestor – Status of developers completing tracts & fire station drawings

Jerry Palys – Dead trees needing to be replaced on the Countrywalk slope.

Will & Diane Hawkinson – RCFE on Snowgoose

Steve Alkana – Delinquencies on unsold lots

Aaron Babit – Landscaping issues

### **Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **April 15, 2010**

President Jay Sucher called the meeting to order at 7:11 p.m. Also present:

Catherine Balderas, Board Member

Greg Brower, Board Member

Gary Droctro, Board Member

Greg Moses, GM Management

### **Minutes**

Greg made a motion to approve the regular and executive session minutes of the March 18 Board meeting and the March 27 special meeting. The motion was seconded and carried.

### **Financial**

Greg gave the financial reports. A current delinquency report was handed out at the meeting.

### **Management**

Greg M. gave the manager's report. The water usage figures are in from the Water Department for the past two years, (57 pages of data), but still have to be collated into a report. Greg M. confirmed that the hiking trails in Big Sky are maintained by the Department of Parks and Rec. The report included the definition of a commercial vehicle by seven other HOAs.

### **Landscape**

Edgar announced that they would be beginning their 200 foot weed abatement program soon and that this is the season for rattlesnakes. They are currently fertilizing the grass areas. They have been managing water very tightly. A homeowner asked if the fertilizer is toxic to pets. Edgar stated that it is not and that they are very careful not to leave fertilizer on and sidewalks.

A homeowner reported trash on the slope between Clarkia and Lost Canyons . Edgar will pay closer attention to this.

### **Old Business**

The Board discussed 1847 Swan Falls' request to make an exception to the commercial vehicle rule and allow them to park their commercial vehicle in their driveway. The felt that they must consider the impact an exception might have on the whole community.

Greg made a motion to deny the request for an exception to the commercial vehicle rule for 1847 Swan Falls, (pages 125 & 126), but allowing the homeowner 30 days to make arrangements to park the vehicle elsewhere. The motion was seconded and carried.

### **New Business**

Greg B made a motion to file liens on the following accounts:

GMBK-00-044-1  
GMBK-00-259-1  
GMBK-00-292-1  
GMBK-00-346-1  
GMBK-00-394-1  
GMBK-00-402-1  
GMBK-00-408-1  
GMBK-00-583-1  
GMBK-00-610-1  
GMBK-00-710-1  
GMBK-00-756-1

The motion was seconded and carried. Gary abstained on #408.

Christine made a motion to file lawsuits on the following accounts.

GMBK-00-126-1  
GMBK-00-203-1  
GMBK-00-225-1  
GMBK-00-296-1  
GMBK-00-763-1

The motion was seconded and carried.

Greg made a motion to approve Barrett's bid for \$1,000 with Farmers for Worker's Comp. The motion was seconded and carried.

### **Homeowner's Comments**

Joyce White had questions regarding HOA finances and the Paradigm situation.

Aleksandr & Natalya Buyanovskaya again raised the issue of an exception for their commercial vehicle.

Barry Kaz inquired about the high percentage of delinquencies and what can be done about them.

Randy Nemecek reported that on the south side of Clarkia there is erosion that is weakening the stability of the concrete fence posts.

Sandra Landan inquired about the water feature, the locked easement gate on Sentinel, the status of the street paving, and the basketball equipment at the end of Soft Whisper.

Kathy Burk volunteered for the Landscape Committee. 581-9144

### **Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **March 27, 2010** **Special Meeting**

President Jay Sucher called the meeting to order at 10:00 a.m. Also resent:

Catherine Balderas, Board Member

Greg Brower, Board Member

Rick Kleidosty, Board Member

Greg Moses, GM Management

### **Financial**

The Board discussed GM's proposed budget. The Reserve Deposit was revised to \$132,144, , (Paradigm, Collections, Shea Lawsuit, trying to reduce ongoing expenses. Line 28 & 23. GM to make revisions and Board will vote by e-mail

### **Management**

The Board discussed the Manager's Report from the March packet.

### **Old Business**

The Board discussed the issue of a homeowner who wants the HOA to take back the responsibility of paying for his water, after he previously asked to take on that expense. Greg made a motion to contact Troop to propose an agreement whereby the HOA will take over watering the hillside, if the lot owner takes on the expense of creating a permanent easement, the cost of connection to HOA water lines, will grant the HOA a release of liability for the plants, trees and ground cover on the slope, will maintain the plants, and ground cover in its current condition and will pay the HOA a maximum of \$200 per month, which will be subject to reduction if the Association's cost goes down. The agreement will include the obligation of the owner to pass this obligation on to any future owner by recording a copy of the agreement with the County Recorder's office as a permanent encumbrance on the property. The motion was seconded and carried.

The Board discussed the synthetic turf in a homeowner's yard and whether or not he had approval for the grade that he used. Jay felt that we have no grounds to ask him to change it, but that we require samples

The Board decided to give the next several collection accounts to Witkin & Neal

### **New Business**

### **Adjournment**

The meeting was adjourned at 12:01 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Annual Meeting** **March 18, 2010**

President Jay Sucher called the meeting to order at 7:12 p.m. Also present:  
Catherine Balderas, Board Member  
Greg Brower, Board Member  
Gary Doctrow, Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management

### **Minutes**

Greg made a motion to approve the regular and executive session minutes of the February meeting, with the addition of adding a note that the Board agreed to move the funds from operating account # 5 when it matures and deposit the funds in the operating checking account. The motion was seconded and carried.

### **Homeowner's Comments**

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Dr. Scott Barlow – 2287 Swift Fox: Discussed the change in the trash can policy. The Board explained that it wasn't a change in policy, just a correction of the Rules & Regulations to conform to the CC&Rs.

Natalya & Anton Buyanovskaya – 1847 Swan Falls: Discussed not being able to park his commercial truck in the street or in his driveway. The Board invited them to come to a future meeting if they wanted to suggest some alternatives, but stated that they could not make an exception to the rule for any one homeowner without making it for everyone.

Gregg Behne – 1916 Lakota: Discussed the condition of the street surfaces. The City has not yet taken over the streets from the builder.

Tim Bennett – 3560 Sweetgrass: Discussed financial reports, lowering of dues, sidewalks, streets, the water feature and a dead oak tree.

Michael Horn – 4309 Copperstone: Discussed several trash can violations that he's received. He did not understand where the cans had to be placed to be in compliance.

Kathy Burk – 2730 Reflections: Discussed drainage issues and replacement of the sidewalk. GM has obtained bids on the sidewalk but it is most likely a builder issue.

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### **Old Business**

Jay went over the proposed rule changes. Some homeowners thought that the ambiguity should be left in the rules regarding when trash cans must be put away. The Board disagreed.

The Board voted to accept the definition of a commercial vehicle, 4-0.

The Board voted to accept the 12 hour time limit for thrash cans, 4-0.

The Board voted to accept the definition for inoperable vehicle, 4-0.

The Board voted to amend the time limit on holiday lights to 30 days before the holiday and 30 days after, 4-0. Also, not to be concerned with holiday lighting that went up over the Thanksgiving weekend for Christmas lighting.

The Board voted to accept the language on the timing of hearings for violations, 4-0.

The Board voted to accept the language in the fine schedule 4-0.

The Board voted to accept the 3 month limit on violations before dropping the violation, 3-1.

The Board voted 4-0 to adopt all of the remaining fine schedule changes and dollar amounts.

### **New Business**

Jay Reported on what remains to be done before the City will approve the streets and storm drains at

take them over from the builder. The City is still holding millions of dollars in bonds from the builders, and that the City did not indicate it would release any further bonds until the project is complete and everything passes the City's approval.

### **Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **February 18, 2010**

President Jay Sucher called the meeting to order at 7:08 p.m. Also present:  
Catherine Balderas, Board Member  
Greg Brower, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape  
Nick DePasquale, Gothic Landscape  
Homeowners per sign-in sheet.

### **Minutes**

Greg made a motion to approve the regular and executive session minutes of the **January and February 6<sup>th</sup> special** meeting. The motion was seconded and carried.

### **Homeowner's Comments – Speaker's Cards**

Myrna Garcia, 2634 Castlewood, raised the issue of plants on her back slope. Gothic said they would check it out.

Aaron Babit, 4391 Copperstone, raised the issue of a wire exposed on Lost Canyons, and also asked about water this year verses last year. He also raised the issue of the pedestrian gate on Copperstone not closing.

Randy Nemecek, 1903 Clarkia, raised the issue of a possible dues reduction. The Board does not see this in the near future.

Kevin Nestor, 3446 Sweetgrass, mentioned that D.R. Horton has not yet completed the tract. He wanted to know what the City is doing. The City will be meeting with the developers in the next week to get status reports. He feels that the HOA should put pressure on the City to call Horton's bonds.

Herb Gran, 2267 Silverstar, asked about the waterfall. Jay referenced the lawsuit that the HOA has against Shea for the plants, and explained the negotiations with Shea to have the water feature repaired.



Mark Wulff, 2706 Reflections, had questions about the procedure to submit plans for Architectural Review for an addition of a rec room.

### **Old Business**

Greg B. made a motion to approve the rule revisions as sent to the homeowners. The motion was seconded and carried.

### **Adjournment**

The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**February 6, 2010**  
(Continuation of January meeting)  
1736 Erringer Road, # 104

President Jay Sucher called the meeting to order at 1:36 p.m. Also resent:  
Catherine Balderas, Board Member  
Greg Brower, Board Member  
Greg Moses, GM Management  
Ted Martens, CPA, Attorney, Martens & Munselle

Ted Martens spoke about audit procedures. He recommended establishing an audit committee made up of Board Members and homeowners. Greg B recommended going ahead with the 2009 taxes and audit now and then having the new committee oversee the 2010 taxes and audit. The Board will talk to the forensic accountant regarding having him do the 2009 taxes and audit.

The Board plans to choose an audit committee to prepare for the upcoming May fiscal year-end.

### **Financial**

Greg gave the financial reports. GM also presented the Board with a rough draft of a 2010-2011 budget.

### **Collections**

GM presented a list of delinquent accounts originated by Beaumont 's office, needing Board approval for filing of lawsuits and recording of liens. Greg B made a motion to go ahead with the approvals, as follows:

### **Lawsuits to be filed**

GMBK-00-100-1  
GMBK-00-107-1  
GMBK-00-140-1  
GMBK-00-153-1  
GMBK-00-186-1

GMBK-00-209-1  
GMBK-00-223-1  
GMBK-00-224-1  
GMBK-00-273-1  
GMBK-00-321-1  
GMBK-00-323-1  
GMBK-00-368-1  
GMBK-00-527-1  
GMBK-00-531-1  
GMBK-00-544-1  
GMBK-00-615-1  
GMBK-00-641-1  
GMBK-00-653-1  
GMBK-00-752-1

**Liens to be recorded**

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GMBK-00-203-1  
GMBK-00-225-1  
GMBK-00-446-1  
GMBK-00-583-1  
GMBK-00-763-1

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### **Old Business**

GM presented an updated draft of proposed changes in the Rules & Regulations. With minor amendments the Board agreed to mail them out with the Notice of Annual Meeting.

### **New Business**

Jay presented a proposed letter written by the Association's attorney to advise the homeowners of the current status of the Paradigm investigation. He asked GM and the Board to e-mail and recommended changes to him. The letter will be mailed with the Notice of Annual Meeting and the synopsis of the rule changes.

### **Adjournment**

The meeting was adjourned at 3:14 p.m.

Minutes taken and transcribed by Greg Moses

## **Big Sky Homeowners' Association** **Board of Directors Meeting** **January 21, 2010**

President Jay Sucher called the meeting to order at 7:08 p.m. Also resent:

Catherine Balderas, Board Member  
Greg Brower, Board Member  
Gary Doctrow, Board Member  
Rick Kleidowsty, Board Member  
Greg Moses, GM Management  
Homeowners per sign-in sheet

### **Minutes**

Greg B made a motion to approve the regular and executive session minutes of the **November** meeting. The motion was seconded and carried.

### **Homeowner's Completing Speaker Cards**

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1. Ted Sylwester – Sidewalk Repairs
  2. Aaron Babit – Gate doors
  3. Kai Gillespie – When will the streets be finished
  4. Herbert Gran – Waterfall repairs
  5. Yuhua Meng – Trash can fine
  6. Tom De Smet – Fine for trailer
  7. Kathy Burk – Water or Drainage problem
  8. Raquel Devine – Trash can violation
  9. Sondra Landan – Waterfall repairs and status of streets

10. Dawn Gray – Astroturf, pools, basketball hoops

### **Homeowner's Comments**

Mrs. Gallegly came to discuss trash can violations that she received. Greg Brower made a motion to waive the \$50 fine. The motion was seconded and carried.

Craig Griffin sent an e-mail asking the Board to waive the fine for his yard waste can being out on Fridays. Greg made a motion to waive based on his agreement to ask his gardener to take the clippings with him so he wouldn't have to put the cans out on Friday. The motion was seconded and carried.

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### **Financial**

Many homeowners had questions about the financial condition of the HOA as it was left by the former management company. The question arose about the amount in question and what is being submitted to the insurance company as a claim. Jay responded that a claim was being submitted for 1.4 million.

The Board discussed their plans for future financial audits and reviews. It was suggested that an accounting firm that has no connection to the management company should be used for all audits and reviews. The Board agreed to look into other options.

### **Old Business**

None

### **New Business**

None

### **Adjournment**

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The meeting was adjourned at 9:14 p.m.

Minutes taken and transcribed by Greg Moses