

**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**November 17, 2011**

President Jay Sucher called the meeting to order at 7:10 p.m. Also present:  
Catherine Balderas, Board Member  
Randy Nemecek, Board Member  
Chuck Moore , Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape  
Homeowners per sign-in sheet

**Minutes**

Catherine made a motion to approve the regular and executive session minutes of the October Board Meeting. The motion was seconded and carried.

Catherine made a motion to approve the DRC minutes from the November 1<sup>st</sup> meeting. The motion was seconded and carried.

**Landscape**

- Edgar reported on 105 trees that needed to be re-staked due to the recent high winds. The turf area was fertilized this month. Nothing needs to be done on the animal crossings at this time.

**Financial**

Greg gave the financial reports.

**Management**

Greg gave the Manager's Report.

**Old Business**

None, or covered under different portions of the meeting.

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**New Business**

Greg handed out a list of 24 delinquencies that require a Board vote to take the next step in the

collection process. Randy made a motion to send all of the accounts that are due to go to collections, to SBS for collections. The motion was seconded and carried. These accounts included the following:

GMBK-00-045-1  
GMBK-00-070-1  
GMBK-00-090-1  
GMBK-00-126-1  
GMBK-00-143-1  
GMBK-00-169-1  
GMBK-00-240-1  
GMBK-00-439-1  
GMBK-00-448-1  
GMBK-00-487-1  
GMBK-00-628-1  
GMBK-00-637-1  
GMBK-00-682-1  
GMBK-00-698-1  
GMBK-00-752-1  
GMBK-00-755-1

Chuck made a motion to have a P.I. search for asset belonging to GMBK-00-402-1. The motion was seconded and carried.

Chuck made a motion to go ahead with attorney Ted Martens to proceed with all cases that are ready to have lawsuits filed for their delinquent dues. These included GMBK-00-006-1, GMBK-00-107-1, GMBK-00-464-1, GMBK-00-513-1 and GMBK-00-757-1. The motion was seconded and carried.

Chuck made a motion to accept the payment plan of \$550 per month from GMBK-00-764-1. The motion was seconded and carried.

### **Homeowner's Comments**

- Jan Orsini inquired about painting curbs red. The Board has approved this and asked Jan to communicate with Ron Fuchiwaki with the City.

She also inquired about dead trees on the slope behind her property. Jay explained that these are part of the Shea lawsuit and cannot be replaced at this time.

Debbie Coryell inquired about a crosswalk on Legacy. She wanted to know if the stamped concrete decorative crosswalk in front of her house is an official crosswalk, due to potential parking restrictions. Jay didn't think so, due to its location adjacent to the corner, and not being specifically marked

### **Adjournment**

- The meeting was adjourned at 8:37 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**October 20, 2011**

Vice President Rick Kleidosty called the meeting to order at 7:05 p.m. Also present:  
Catherine Balderas, Board Member  
Randy Nemecek, Board Member  
Chuck Moore, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape  
Homeowners per sign-in sheet

**Minutes**

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

The Board reviewed the minutes of the Architectural Meeting of October 4<sup>th</sup>. Chuck made a motion to approve the minutes and the Committee's decisions. The motion was seconded and carried.

**Landscape**

Edgar reported on the Glen Meadow drainage put in by Standard Pacific. The builder is asking the HOA to approve the work so their bonds can be released. GM Management recommended waiting until after the rainy season to evaluate the result of the work. The Board decided to table the issue until the November meeting.

Chuck made a motion to accept the proposal for the boulders at the end of Falcon for \$2,350. The motion was seconded and carried.

**Committee Reports**

Chris Medina gave a report on the Parks & Recreation Boards maintenance program on the trails. The report will be placed on the web site.

**Financial**

Greg gave the financial reports.

**Management**

Greg gave the Manager's Report.

**Old Business**

Rick gave an update on the paving of the streets. GM found out that Shea plans to complete the paving on the backbone during the first 2 weeks of November. GM has e-mailed Horton, requesting their paving schedule and is still waiting for a response.

GM reported on the mailbox refinishing project

### **New Business**

### **Homeowner's Comments**

Judi Weis asked if we can change the general purpose gate code. GM will check it out.

Kevin Nestor informed everyone that the fire station will be finished in July.

### **Adjournment**

The meeting was adjourned at 8:09 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **September 15, 2011**

President Jay Sucher called the meeting to order at 7:12 p.m. Also present:

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

Rick Kleidosty, Board Member

Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

### **Minutes**

Rick made a motion to approve the regular and executive session minutes of the **August** Board Meeting, and the minutes of the September 10 special executive session. The motion was seconded and carried.

### **Landscape**

Edgar reported that Gothic has completed the change in annual color throughout the HOA.

Edgar investigated the report of an underground leak on Seasons. No leak was found. The homeowner was over-watering their property and it was running off onto the common area. Edgar advised the homeowner of this and will follow up to see that the problem does not recur.

Edgar recommended placing boulders on front of the Falcon park area to prevent vehicles from driving

in the park.

### **Financial**

Greg gave the financial reports.

### **Management**

Greg gave the Manager's Report. Greg handed out photos of a stored vehicle and asked if the Board wanted a new rule drafted regarding unkempt vehicles. The board did not see a need.

### **Old Business**

None

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### **New Business**

At the Special Executive Session held on September 10, 2011 the Board dealt with the following issues:

The Board reviewed each of the delinquent account recommendations made by attorney Beaumont and agreed on action to be taken.

The Board approved the proposed contract by Select Painting to treat all the Association's mailboxes with Dunn Edwards' 2 Guard coating, in the amount of \$16,339.50, to be paid out of reserves.

The Board approved the revised reserve study, (revised September 9, 2011), with a copy to be sent to attorney Lisa Tashjian, as it will effect the lawsuit against Shea.

The Board approved the draft of the financial audit recently conducted by CPA Ron Stone. GM will mail to all homeowners once the final copy is received. This also has a bearing on the lawsuit.

The Board approved the bid by Romero Paint as the standard for reimbursing homeowners for painting their fences. The bid was for \$7.30 per linear foot, with the Association responsible for 50% of this; \$3.65 per linear foot.

### **Homeowner's Comments**

- Guy Peach raised the issue of an area near his home, owned by a neighbor, that is not landscaped. GM Management will have Gothic pull the landscape plans to see what should be there and will enforce accordingly.

### **Adjournment**

- The meeting was adjourned at 8:30 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**August 18, 2011**

President Jay Sucher called the meeting to order at 7:02 p.m. Also present:

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

Rick Kleidosty, Board Member

Mayor Bob Huber

Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

- Mayor Huber addressed the issue of the landfill expansion and the history of the issue. He spoke on The Memorandum of Understanding that was negotiated with Waste Management. A copy was given to the Board and GM Management will place on the web site.

**Minutes**

Catherine made a motion to approve the regular and executive session minutes of the **July** Board Meeting, the July Executive Session and the Special Executive Session of July 6<sup>th</sup>. The motion was seconded and carried.

Rick made a motion to approve the DRC minutes and confirm their decisions. The motion was seconded and carried.

**Landscape**

- Edgar gave a landscape report. They are splitting the plants on Lost Canyons and Erringer.

**Committee Reports**

- Chris Medina gave a report on the trials and doggie mitts. She turned in a written report

**Financial**

Greg gave the financial reports.

**Management**

Greg gave the Manager's Report.

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**Old Business**

The Board discussed bids for painting of the galvanized fences, and for painting or reconditioning the community mailboxes. GM will obtain additional information on the bids.

### **New Business**

None

### **Homeowner's Comments**

- Jenny Lafferty and Chris Drewes asked about the possibility of installing a community pool.

- Chris Drewes also raised the issue of street cleaning and the poor appearance and condition of the streets.

Greg Brower inquired about the status of the person who allegedly embezzled a large amount of money from the HOA. The Board recommended that everyone contact the Sheriff's Major Crimes Division for status and inquiry.

Richard Van Fleet raised the issue of speeding in the community, especially on Lost Canyons. He has been told by the police that they can do nothing since the streets haven't yet been taken over by the City.

Ted Sylwester inquired about the paving on Soft Whisper. He has been told that there is a problem with the sewers on Soft Whisper. Jay said that the HOA has to sign off before the builder's bonds are released by the City.

Sandra Landau inquired about the sewer work that is being done on Legends.

Rudi Skedel resubmitted his plans and stated that he made changes so that he's no longer going through HOA common area. Jay took the plans home to stamp each page and to write out the conditions of approval.

### **Adjournment**

- The meeting was adjourned at 10:07 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **July 21, 2011**

President Jay Sucher called the meeting to order at 7:11 p.m. Also present:  
Catherine Balderas, Board Member  
Randy Nemecek, Board Member  
Chuck Moore, Board Member  
Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape  
Homeowners per sign-in sheet

### **Minutes**

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

Catherine made a motion to certify the decisions in the DRC minutes of their July 5, 2011 minutes. The motion was seconded and carried.

### **Landscape**

Edgar handed out a proposal for enhancements to the water feature in the amount of \$6,790. The Board decided to have the proposal resubmitted without the benches as they might induce people to loiter.

### **Financial**

Greg gave the financial reports. It was noted that GM collected \$10,682.00 in fines in June.

### **Management**

Greg gave the Manager's Report.

### **New Business**

Jay and Randy reported on the status of the landfill issue. Jay has invited Mayer Huber to the August Board Meeting to discuss the issue. Mayor Huber has agreed to attend the meeting.

### **Homeowner's Comments**

No speaker cards were submitted

### **Adjournment**

The meeting was adjourned at 8:26 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**June 16, 2011**  
**Office of GM Management**  
**40 W. Easy Street**

President Jay Sucher called the meeting to order at 7:10 p.m. Also present:  
Catherine Balderas, Board Member  
Randy Nemecek, Board Member  
Chuck Moore , Board Member  
Rick Kleidosty, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape  
Homeowners per sign-in sheet



**Minutes**

Chuck made a motion to approve the regular and executive session minutes of the **May** Board Meeting, amended to include the discussion about the painting of fences and the sharing of the costs. The motion was seconded and carried.

**Landscape**

Edgar reported that the fire clearance has been completed and that they encountered several rattle snakes.

**Financial**

Greg gave the financial reports. Chuck made a motion to give the check from the Telesis account for \$150,000, and the check for \$102,631.85 from Mutual of Omaha, to Union Bank for investing in other banks. The motion was seconded and carried.

**Management**

Greg gave the Manager's Report.

Chuck made a motion to take the following collection actions:

GMBK-00-005-1 Do asset check  
 GMBK-00-023-1 Do asset check  
 GMBK-00-038-1 Do asset check  
 GMBK-00-095-1 Do asset check  
 GMBK-00-103-1 Do asset check  
 GMBK-00-126-1 Do all things to foreclose ASAP  
 GMBK-00-236-1 Do asset check  
 GMBK-00-238-1 Do asset check  
 GMBK-00-269-1 Do asset check  
 GMBK-00-323-1 Proceed with lawsuit  
 GMBK-00-374-1 File a lien  
 GMBK-00-414-1 File a lien  
 GMBK-00-415-1 Do asset check  
 GMBK-00-416-1 Do asset check  
 GMBK-00-448-1 Record a lien  
 GMBK-00-464-1 File a lien  
 GMBK-00-502-1 Do asset check  
 GMBK-00-550-1 Do asset check  
 GMBK-00-589-1 Have Beaumont pursue in court  
 GMBK-00-619-1 File a line  
 GMBK-00-719-1 Send to collections  
 GMBK-00-735-1 Do asset check

The motion was seconded and carried

**Old Business**

The Board discussed the policy of sharing the cost of painting fences that border common area. GM will get a total of 3 bids to establish a per linear foot price to paint the fences. Options discussed may be that (a) The homeowner can paint their own fence or use their own contractor, with the HOA reimbursing them for half the cost; (b) The homeowner can paint their own fence or use their own contractor, with the HOA reimbursing them for a predetermined cost based on a per foot, section or not-to-exceed value; or, allow the HOA's contractor to paint the fence and the homeowner pays their

perportioned share in advance.

Chuck made a motion to approve Cline's bid for Earthquake Insurance. The motion was seconded and carried.

### **New Business**

Rick made a motion to accept Ron Stone's bid to do the 2010-2011 audit and taxes. The motion was seconded and carried.

### **Homeowner's Comments**

Bhavna Katbamna asked to have fines waived for the condition of her lawn. Catherine made a motion to waive the fines if Greg's June 17<sup>th</sup> inspection confirms that the work has been done. The motion was seconded and carried.

Vasudeva Gade asked for an extension for the installation of his landscaping. Rick made a motion to give him an extension until the end of July. The motion was seconded and carried.

Emerson Szewczk contractor for Alfieri, at 4117 Eagle Flight brought photos of solar panels that he plans to install. The Board informed him that they must be black in color.

Before the end of the meeting Mr. Alfieri's contractor agreed to install black panels with no increase in cost.

### **Adjournment**

The meeting was adjourned at 9:09 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Board of Directors Meeting** **May 19, 2011**

### **In Attendance**

Jay Sucher, Board Member  
Catherine Balderas, Board Member  
Randy Nemecek, Board Member  
Chuck Moore, Board Member  
Greg Moses, GM Management  
Edgar Trinidad, Gothic Landscape  
Homeowners per sign-in sheet.

**Regular Session Meeting Called to Order:** 7:00 p.m.

### **Reading & Approval of Minutes:**

- Randy Nemecek made a motion to approve the regular and executive session minutes of the **April, 2011** Board Meeting. The motion was seconded and carried.

### **Landscape**

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- Edgar Trinidad from Gothic Landscape submitted a map showing the existing doggie stations and the proposed new doggie stations.
- Edgar stated that Gothic is considering a 4 day, 10 hour work week, but it is not yet finalized.
- Edgar reported on the erosion problem at 2286 Swift Fox. He has made the necessary repairs in the irrigation system to prevent a recurrence.

### **Financial Reports**

- Greg Moses gave the financial reports.

### **Management**

- Greg Moses gave the Manager's Report.

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### **Old Business**

#### **Insurance Bids**

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- The Board discussed the insurance bids from Barrett Insurance, LaBarre Oksnee Insurance and Timothy Cline Insurance. GM will pursue bids for earthquake insurance, which the HOA does not currently carry. Catherine Balderras made a motion to approve an insurance bid by an e-mail vote, by a majority of 3 Board Members.

#### **Doggie Stations**

- Christine Medina still has not heard back from Parks & Rec on the weeds on the trails and their requirements for the doggie stations. She will follow up.

### **New Business**

The Board discussed the sharing of the cost of painting metal fences that separate HOA common area from individual homeowner's property. They will seek bids to see if a "per linear foot" cost can be

established.

### **Homeowner's Comments**

#### **Myrna Garcia**

- Myrna Garcia had a landscape question in Glen Meadows which Edgar Trinidad answered. She later reported a sink hole on a vacant lot on Goldstone, which GM will check out and inform Gothic Landscape.

### **Collections**

- Chuck Moore made a motion to take the following actions on delinquent accounts. The motion was seconded and carried.

Ready to turn over for collections:

GMBK-00-095-1  
GMBK-00-374-1  
GMBK-00-448-1  
GMBK-00-502-1  
GMBK-00-464-1  
GMBK-00-619.1  
GMBK-00-735-1

Turn over for asset check:

GMBK-00-408-1

Ready to have a lien filed:

GMBK-00-513-1

**Adjournment of Regular Session:** 8:44 p.m.

Minutes taken and transcribed by Greg Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**April 21, 2011**

President Jay Sucher called the meeting to order at 7:05 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  
Randy Nemecek, Homeowner  
Homeowners per sign-in sheet

**Minutes**

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

President Jay Sucher called for the resignations of Greg Brower and Catherine Balderas Per the agreement reached at the March meeting. Chuck made a motion to appoint Catherine as Member At Large and that Randy Nemecek be appointed to the Board as Secretary. The motion was seconded and carried.

**Landscape**

- Edgar Trinidad explained pump maintenance. He also gave a report on the association's landscaping. He has been auditing water use. He has locked the gate at the end of Sentinel.

**Old Business**

Rick made a motion to accept the bid to paint the catch basin fences submitted by Lighthouse Painting, for \$2,875 with a 3 year warranty. The motion was seconded and carried.

**New Business**

Jay discussed the Gothic contract and the \$7,800 monthly credit that we've had for the past year. Gothic has offered to extend that credit and they have submitted a proposal to maintain the animal clean-outs for \$24,372 per year. The cleanouts will be the HOA's responsibility once Shea turns it over. Catherine made a motion to accept that proposal. The motion was seconded and carried.

The Board discussed the pump maintenance proposal submitted by Gothic, for \$26,288  
The Board asked Christine Medina to act as liaison with the Department of Parks & Rec. She agreed 908-7114.

**Homeowner's Comments**

- Dale & Lisa Brazdis had an issue with a drainage issue in their front yard, coming from the lot above

his, and leaking sprinklers, and gophers behind his lot.

Natalie Sucher had an issue with wanting additional doggie stations. There are currently 12 stations, she'd like 24. Greg will look into Parks & Rec's requirements and Edgar will forward GM contact information for company that installs them.

Tom Marshall asked if anyone knew why there are surveying stakes behind his home on Seasons. Jay stated that there is still a lot of surveying going on, but no one on the Board had any specific information about them.

Bhavna Katbamna had an issue regarding painting her shutters. She asked for an extension, and to allow the new owners to take on that responsibility. Ms. Katbamna will notify her real estate agent to disclose this requirement to any prospective buyer. The Board agreed to this, provided she notifies her real estate broker that all prospective buyers be made aware of this, with a copy of that notice to GM. GM will also contact that broker and ask for confirmation.

### Adjournment

The meeting was adjourned at 8:42 p.m.

Minutes taken and transcribed by Greg Moses

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## **Big Sky Homeowners' Association** **Annual Meeting Attempt** **March 17, 2011**

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  
Homeowners per sign-in sheet

### **Annual Meeting**

GM Management announced that there were not sufficient ballots to form a quorum to hold the annual meeting. There were only 177 ballots of the 193 required. Greg Moses explained the Board's options with regard to holding a second attempt at holding an annual meeting in May. There is no requirement in the governing documents to make a second attempt at an Annual Meeting.

Greg Brower made a motion that the HOA forego a second attempt and have the Board appoint two candidates based upon the ballots already received. The motion was seconded and carried.

Greg Brower made a motion to appoint Steve Wies, Myrna Garcia, and Kathy Burk as inspectors of

election. The motion was seconded and carried. The ballots will be opened at 2:30 on Friday, March 18<sup>th</sup>.

### **Minutes**

Chuck made a motion to approve the regular and executive session minutes of the February Board Meeting. The motion was seconded and carried.

### **Financial**

Greg gave the financial reports. Jay explained the new budget that the Board has adopted.

### **Management**

Greg gave the Manager's Report.

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### **Old Business**

Chuck made a motion that we close the Morgan Stanley account, (#5) and move it to account # 3. Reduce account # 1 by \$50,000 and deposit into # 3, (Union Bank). The motion was seconded and carried.

Chuck made a motion to open a Union Bank Reserve checking account, and deposit into it 7, 8 & 14. The motion was seconded and carried. New reserve deposits will go into this account.

### **New Business**

Chuck made a motion to order the reserve study from Association Reserves, through Lisa Tashjian. The motion was seconded and carried.

Catherine made a motion to increase the late fee from \$10 to 10% beginning in the new fiscal year. The motion was seconded and carried. GM will include a message about this with the budget mailer.

Greg Brower made a motion to have an investigator check the following accounts for assets and to file lawsuits against those that have assets:

GMBK-00-589-1  
GMBK-00-006-1  
GMBK-00-576-1  
GMBK-00-583-1

And to file a lien on GMBK-00-020-1.

And to have asset checks done on the following:

GMBK-00-416-1  
GMBK-00-580-1

GMBK-00-615-1  
 GMBK-00-259-1  
 GMBK-00-225-1

The motion was seconded and carried.

### **Adjournment**

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

Minutes taken and transcribed by Greg Moses

## **Big Sky Homeowners' Association** **Board of Directors Meeting** **February 17, 2011**

Present:

Jay Sucher	Board Member
Catherine Balderas	Board Member
Chuck Moore	Board Member
Rick Kleidosty	Board Member
Jason from	Union Bank
Nick Moses	GM Management
Edgar Trinidad	Gothic Landscape

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

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### **Minutes**

- Greg made a motion to approve the regular and executive session minutes of the January Board Meeting. The motion was seconded and carried.
- Change the Executive Session minutes to reflect that there was resolution on the third item down. This was approved.

### **Landscape**

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- Edgar from Gothic reported that there has been gopher activity along Young Wolf which they are dealing with.
- Gothic will be keeping their eyes open for vandalism on a monthly basis.



- Gothic has started clearing the brush early this year as the excess rain has caused more growth than usual for this time of year.
- In response to questions about the arroyo sprinklers, Edgar reported that the native plants will require two years of irrigation before watering can be stopped on those.

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### **Financial**

- Nick gave the financial reports.

### **Management**

- Nick presented the Manager's Report.

### **Old Business**

- Jay explained to the homeowners present that while our case with Beaumont, Gitlin, Tashjian is a contingent, there is still a risk we could end up with a bill at some point should the case cease to proceed.
- July 18th, is the next court date.
- Jay explained that we have learned that O'Connell was not at fault, but rather the developer. O'Connell was able to demonstrate that they'd been informing the developer all along of the problematic issues, without any response. The association then filed suit against the developer without first properly going through the ADR requirements. We are going through those steps now in order to comply with the law.

### **Homeowner's Comments**

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- Aaron asked about auto fertilization system, and whether or not it would save the association money to implement. GM will work with Gothic to try and determine this.
- Aaron asked if we've done a study to see if there are ways to reduce water usage. Jay explained that Gothic has reduced the volume of water being used by 40 or 50 percent. However the increase in rates has eliminated much of that benefit to the association.

- Jay went on to acknowledge that Gothic needs to reevaluate the efficiency of the irrigation system on an annual basis.
- Jay also explained that the association is charged at tier 1 rates irrespective of the amount of water used because the association has commercial status.
- Herb asked about the status of the computerized water system. Jay explained that the Shea issues have been an obstacle to moving forward with this.
- It was reported that there is graffiti 100 feet down Young Wolf, south of Eagle Flight Drive , on the Big Sky trail.
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- 2272 Swift Fox is affected when it rains with mud from the upper lot.
- Tony Hong was cited for a trash can violation, and was unaware of the problem because there are tenants in the house. He asked that the fines be reduced to \$50 due to extenuating circumstances. Chuck made a motion to do this, Catherine seconded, the motion carried unanimously.
- Herb asked how wrought iron in need of painting is noted and enforced. Jay explained that Board Members, and the management company police this.

### Adjournment

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

Minutes taken and transcribed by Nick Moses

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**Big Sky Homeowners' Association**  
**Board of Directors Meeting**  
**January 20, 2011**

President Jay Sucher called the meeting to order at 7:06 p.m. Also present:  
Catherine Balderas, 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 **November** Board Meeting. The motion was seconded and carried.

## **Landscape**

- Edgar reported on irrigation repairs. He discussed a proposal to put in a drain at 3825 Eagle Flight. The board felt that this was the responsibility of Shea, and that the standing water in the homeowner's yard is the homeowner's issue. Jay will also call Paul Schroeder with Shea.

- Chuck asked about the 2 water meters that use no water, but yet we are charged \$35 per month. Greg will give Edgar a copy of the water bill to Edgar so he can check this out.

Jay asked about the system for turning off the water when it's raining. Edgar said that they always do this when rain is expected.

## **Financial**

Greg and Chuck gave the financial reports.

## **Management**

Greg gave the Manager's Report.

## **Old Business**

## **New Business**

Chuck made a motion to set a limit on allow storage units in driveways of 30 days. The motion was seconded and carried.

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## **Homeowner's Comments**

- No speaker cards were submitted.

## **Adjournment**

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

Minutes taken and transcribed by Greg Moses