

Big Sky Homeowners' Association
Board of Directors Meeting
April 19, 2012

Vice President Rick Kleidosty called the meeting to order at 7:04 p.m.

Also present:

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

Greg Moses, GM Management

John Snee, GM Management

County Supervisor Peter Foy

Homeowners per sign-in sheet

Minutes

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

The Board reviewed the minutes of the Architectural Meeting of March 6th. Catherine made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Supervisor Foy discussed the expansion of the Simi Landfill and answered questions from homeowners.

Landscape

Due to illness and the crowded agenda, Gothic was excused from attending the meeting.

Financial

Greg gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

New Business

The Board discussed the 2012-2103 proposed budget, submitted by GM Management and revised by Chuck Moore. Chuck made a motion to approve the expense budget submitted by GM Management, and to reduce the Association's dues by \$22.00 per month. The motion was seconded and carried.

The Board reported a broken gate at the weather station at the end of Glendive. GM will have it repaired and will place a padlock on it.

Homeowner's Comments

No speaker cards were submitted

Executive Session Adjournment Summary

In Executive Session the Board discussed three proposed payment plans from delinquent homeowners, and one homeowner's request for the HOA to take back the cost of the water on his back slope. He had previously taken it over by written agreement.

The meeting was adjourned at 9:32 p.m.

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Attempt at Annual Meeting
March 15, 2012

Present:

President Jay Sucher, President
Rick Kleidosty, Board Member
Catherine Balderas, Board Member
Randy Nemecek, Board Member
Chuck Moore , Board Member
Greg Moses, GM Management
Joyce Moses, GM Management
John Snee, GM Management
Homeowners per sign-in sheet

Greg Moses confirmed that there were insufficient homeowners represented either in person or by ballot to form a quorum. There were only 143 of the 193 required. Therefore the Annual Meeting could not be called to order.

The Board decided to open the ballots and appoint the candidates with the top 5 vote counts.
The vote count was:

Jay Sucher	196
Catherine Balderas	177
Randy Nemecek	107
Rick Kleidosty	91
Chuck Moore	91
Timothy Ballew	35

The homeowners present unanimously indicated that the Board should forego the expense of a second attempt to obtain the necessary quorum to hold the Annual Meeting. Chuck made a motion to forego a second attempt at holding an annual meeting and to have the present Board repeat for another 1 year term.

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
March 15, 2012

President Jay Sucher called the meeting to order at 6:52 p.m.

Also present:

Rick Kleidosty, 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

Minutes

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

The Board reviewed the minutes of the Architectural Meeting of January 3rd. made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Financial

Greg gave the financial reports.

Chuck handed out a budget display. It proposes an annual budget for 2012-2013 of \$1,901,488. The current year's budget is \$1,991,488.

Chuck made a motion to reduce the dues by \$22 per month, to \$266.25 for Glen Meadow and \$199.50 for the remainder of the community. The motion was seconded, but after discussion it was decided to table the issue until the April 19th meeting.

Randy made a motion to vote on the budget and the dues at the April Board Meeting. The motion was seconded and carried.

Chuck made a motion to move \$150,000 from Telesis into a 2½ year account with Union Bank that is tied to the market but is federally insured. The motion was seconded and carried.

Management

Greg gave the Manager's Report.

Homeowner's Comments

No speaker forms were turned in.

Executive Session Adjournment Summary

In Executive Session the Board heard payment plan requests from 2 homeowners who were present and considered 3 additional plan requests that were submitted in writing without the homeowners being present.

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
February 16, 2012

President Jay Sucher called the meeting to order at 7:05 p.m.

Also present:

Rick Kleidosty, Board Member

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore , Board Member

Greg Moses, GM Management

John Snee, 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 January Board Meeting. The motion was seconded and carried.

Landscape

Edgar announced that Gothic has pruned all of the roses in the HOA. 2754 Reflections was watering twice a day every day. The home is vacant so Gothic turned down the irrigation. All turf areas in the HOA were fertilized last week.

Financial

Greg gave the financial reports.

Chuck made the following motions:

GMBK-00-764-1 file a lawsuit

GMBK-00-143-1 file a lawsuit

GMBK-00-186-1 file a lawsuit

GMBK-00-246-1 file a lawsuit

GMBK-00-411-1 file a lawsuit

GMBK-00-735-1 file a lawsuit

GMBK-00-531-1 close file

Chuck made a motion to create a list of files that were closed, so we can continue to check for assets in the future.

Randy made a motion to wait 30 days from the date of Ted Martens' letter, and if there is no answer, file the lawsuit. The motion was seconded and carried.

Catherine made a motion to close GMBK-00-278-1 with Beaumont's office, but continue to check for future assets. The motion was seconded and carried.

The Board made and carried a motion to monitor the following accounts for 30 days:

GMBK-00-005-1
GMBK-00-107-1
GMBK-00-464-1
GMBK-00-757-1
GMBK-00-259-1

Management

Greg gave the Manager's Report.

Old Business

Chuck made a motion to go ahead with Lighthouse's bid to paint the fence in Glen Meadow. The Motion was seconded and carried.

Jay gave the homeowners a summary of the meeting that the Board had earlier in the day with attorneys from Beaumont, Gitlin & Tashjian regarding the Shea lawsuit and the pre-mediation meeting of several days earlier.

New Business

Rick made a motion to accept Gothic's bid of \$5,520, less the two trees that are in the lawsuit and take the cost out of the credit. The motion was seconded and carried.

Homeowner's Comments

Kathy Burke reported plywood stacked behind the Bluffs sign on legends.

Executive Session Summary

Three attorneys from Beaumont, Gitlin & Tashjian, and two of their expert witnesses attended the meeting to discuss the coming mediation in connection with the lawsuit against Shea Homes. The mediation is set for February 29th.

The Board discussed several delinquent accounts, including three proposed payment plans, one of which was requested by the homeowner, in person at the meeting.

Adjournment

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
January 19, 2012

President Jay Sucher called the meeting to order at 7:09 p.m.

Also present:

Rick Kleidosty, Board Member

Randy Nemecek, Board Member

Chuck Moore , 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 **November** Board Meeting and the December Special Executive Session. The motion was seconded and carried.

The Board reviewed the minutes of the Architectural Meeting of January 3rd. Randy made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Landscape

Edgar discussed repairs and vandalism of the Christmas decorations and in other areas of the HOA.

Financial

Chuck made a motion to move \$150,000 from the Telesis operating account to Union Bank. The motion was seconded and carried.

Greg gave the financial reports. He presented the following accounts for a Board decisions to go forward with collection procedures:

GMBK-00-167-1 requires a small claims lawsuit to collect fines and late fees. - yes

GMBK-00-186-1 turn over to SBS for collection and a lien. - yes

GMBK-00-223-1 turn over to SBS for collection and a lien for post bankruptcy debt - yes

GMBK-00-246-1 turn over to SBS for collection and a lien - yes

GMBK-00-490-1 turn over to SBS for collection and a lien

GMBK-00-557-1 turn over to SBS for collection and a lien

GMBK-00-126-1 requires a board vote to file a lawsuit

GMBK-00-146-1 requires a board vote to file a lawsuit

GMBK-00-259-1 requires a board vote to file a lawsuit

GMBK-00-382-1 requires a board vote to file a lawsuit
GMBK-00-415-1 requires a board vote to file a lawsuit
GMBK-00-637-1 requires a board vote to file a lawsuit
GMBK-00-682-1 requires a board vote to file a lawsuit

Chuck made a motion to approve the recommended action on GMBK-00-167-1, GMBK-00-186-1, GMBK-00-223-1, GMBK-00-246-1, GMBK-00-490-1, and GMBK-00-557-1. The motion was seconded and carried.

Chuck made a motion to write off the debt on GMBK-00-382-1. The motion was seconded and carried.

Chuck made a motion to have GM Management file small claims lawsuits on GMBK-00-126-1, GMBK-00-146-1, GMBK-00-259-1, GMBK-00-415-1, GMBK-00-637-1, and GMBK-00-682-1. The motion was seconded and carried.

Management

Greg gave the Manager's Report.

New Business

At the homeowner's request, Rick made a motion to waive the \$50 fine for trash cans 3379 Trego. The motion was seconded and carried

Homeowner's Comments

Ted Sylwester raised the issues of yellow paint placed on the street by the City on Legacy at Crosspoint, and Legends at Starfire over the cobblestone. GM will contact Shea regarding this issue, and if necessary will contact the City.

Doug Marion raised the issue of the lot on the corner of Milestone and Legacy being used as a motorcross course. GM sent them a letter in October, when the violation was first reported, and did not know that it was continuing. GM will take appropriate follow-up action.

Adjournment

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

Minutes taken and transcribed by Greg Moses