

Big Sky Homeowners' Association
Board of Directors Meeting
November 21, 2013

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

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Jay made a motion to approve the regular and executive session minutes of the October, 2013 Board Meeting. Catherine seconded and the motion carried.

Jay made a motion to approve the DRC minutes from the November, 2013 meeting, with revisions. The motion was seconded and carried. (Jay noted that the "5" in his address in the minutes should be removed.)

Landscape

Edgar, of Gothic Landscape, gave the following report:

The holiday season is here and we at Gothic have every intention of transmitting that holiday spirit through the Landscape. Trees are changing colors, losing their foliage and reducing growth. Perfect time for us to cut back drastically on irrigation run times as the water no longer evaporates as quickly. The reds and the whites in Annuals are in season so if you don't have them yet, go out and get them, Cyclamens are beautiful winter plants in any landscape. Lights and wreaths are going to be installed at the water feature to add a touch of holiday spirit.

- Spoke and received authorization from Lorri Hammer to add Magnolia Trees throughout the community. We started with one outside the Glen Meadows along Lost Canyon and Coppertone.
- Met and Walked with Jane Basinger from Shea homes, went over the trees that died along Lost Canyons and Erringer. She will have the trees removed and replaced with 6-24" Quercus Agrifolia, coastal live oaks by next month. Trees were installed and inspected upon installation.
- We will be installing new annual color in December, Red and White Cyclamen in spirit of the Holidays
- Last blooms of roses will be in December, we will prune them back for winter and apply Iron for spring growth.

- We have a new irrigation manager that will be assisting me with an irrigation audit to come up with ideas and solutions to cut back on water consumption. We will begin audit in December and have an action plan by January meeting.

Edgar thanked Jay for his service as Board president.

Edgar introduced Samuel Ambriz, the irrigation technician, who will be attending future meetings with Edgar.

Greg reported that water expenses are \$5,000 lower than the same period last year, even though precipitation levels are lower this year.

Chuck reported there are median sprinklers misfiring on Falcon and also on Erringer (across from Peregrine), which are causing oversaturation and excessive water runoff. Edgar will address this immediately.

Randy asked that Edgar review the oak tree at the northeast corner of Erringer and Lost Canyon, as it appears to be tipping over. Edgar reported that he will lightly prune the tree to reduce weight.

A homeowner reported that an oak tree at the corner of Copperstone & Lost Canyon is leaning over a homeowner's yard. Edgar reported the tree will likely need to be removed, and (hopefully) relocated. Edgar will provide estimates for this, soon.

A homeowner reported there are broken sprinkler heads behind Jay's home. Edgar reported these are dormant, and have been for quite some time.

Edgar presented proposals to replant in various areas (including the slope near Clarkia and behind Silverstar) now that the Shea lawsuit has been settled. Chuck made a motion to approve the bids (131120-1, 131120-2, 131120-3). Jay seconded and the motion carried. The Board requested that management keep track of the funds expended on these Shea-related replanting projects; also include the cost for the oak trees that were recently installed.

Financial

Chuck gave the financial reports. The outstanding balance owed to the Association continues to decrease. The Association has spent more than was budgeted, year to date; this is attributable to higher-than-anticipated water bills and the cost to install the two oak trees at the fountain.

Management

Greg gave the Manager's Report.

Old Business

Jay reported that 2 Guard will apply two coats of their product to a group of mailboxes and see how they hold up for two months before proceeding to repaint all affected community mailboxes. Greg reported he is awaiting a response from 2 Guard as to which mailboxes will be used for the test.

Jay discussed issues related to the Shea settlement and explained that the agreement should be fully executed and finalized very soon.

New Business

Cathy reported the DRC will be dark in December.

The Board asked, and Greg answered, questions related to information contained within the Board packet.

The Board discussed various violations and fines, as well as the standards used to determine what constitutes an abandoned, or stored, vehicle.

After discussion, Chuck moved to not appointment anyone to fill Jay's seat until the annual meeting. Catherine seconded and the motion carried. Catherine will serve as acting president until the annual meeting.

It was reported that the gate to the Glen Meadows community at Copperstone and Reflections is squeaking. Edgar will ensure that the irrigation system is not saturating the gate with water.

Greg reported that Ernie Romero has completed the painting of all fences shared between the homeowners and the Association, but that there are two areas of common area fencing that still need to be painted.

Big Sky Homeowners' Association
Board of Directors Meeting
October 17, 2013

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

Also present:

Naren Jhala, 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

Jay 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 1st. Jay made a motion to approve their minutes and their decisions, with the exception of the issue that is on hold at 3494 Heartland, regarding the reason for the request for the second gate. GM will inquire about this. The motion was seconded and carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

Big Sky Board Meeting 10/17/2013

The windy season has begun and during the last 3 weeks we have seen some damage caused by the wind that tunnels through the canyons. It took out 6 trees from the ground and broke the stakes of on 35 trees. 3 Large sycamore trees along Lost Canyon will have to be replaced due to the angle, the wind has exposed some of the root ball and it poses a potential hazard to vehicles.

- We have seen an increase in fly activity and have contacted pest control, but they have advised that in order to treat, we must first find the source of the flies.
- Met and Walked with Jane Basinger from Shea homes, went over the trees that died along Lost Canyons and Erringer. She will have the trees removed and replaced with 6-24" Quercus Agrifolia, coastal live oaks by next month.

- Spoke to Lorry Hammer from the City Planning Office, I will be submitting plans for review for the relocation of the ficus trees along Erringer.
- Walked common area wall adjacent landscape with Shea, they installed vines to the walls outside the Glean Meadows as well as along Lost Canyon and Erringer
- Met with the water purveyor for the Metropolitan water district, due to the lack of rainfall we've had there is a shortage in our water reserves. To ensure we are proactive we have now purchased fertilizer with wet agents to allow optimal nutrient uptake with less water. We are investing in products that will enable us to be more efficient with our resources.
- We have met with John Deer to go over some of the controllers and get some numbers put together for "Smart irrigation controllers". We have also met with ET water that carries some products that retrofit the existing Rainbird Controllers.
- We will keep you updated once we have numbers and information from them.
- Reviewed common retaining walls, based on plan provided by Greg.

Chuck made a motion to have Gothic replace the 6 trees that have blown over, (#131014-1 & 2) For \$2397 & \$3375. The motion was seconded and carried.

Financial

Chuck gave the financial reports. Greg reported that the delinquency list is down to 46 homeowners, from 111 when GM took over the management of Big Sky.

Management

Greg gave the Manager's Report.

Old Business

We are still waiting for the law suit settlement agreement in writing from Shea. We currently only have a verbal at present.

New Business

Naren will set a follow up system with the DRC to make certain projects are completed as submitted.

Big Sky Homeowners' Association
Board of Directors Meeting
September 19, 2013

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

Also present:

Naren Jhala, 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

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

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

Landscape

Chuck made a motion to approve the 3 proposals from Gothic for \$540 for mulch + \$1,380 color flats + \$587.50 for ground cover. The motion was seconded and carried.

Edgar gave the following landscape report:

We see some cool weather in the near future. We will adjust our watering schedule according to weather changes. Naren and I have been meeting on a weekly basis to walk certain sections of the landscape per week. We have gone over The Glen Meadows Entry, Lost Canyon and Erringer Slopes and Parkways, Erringer fountain entry, and Legends Parkways. During the walks we observe plant health location and overall appearance. Naren and I both agree that we could make some changes to the plant material and install vibrant colored plants. Naren and I will create a plant pallet plan for the Board to review per section for future planning.

- We found a leaking water meter at 30591/2 Milestone. The meter is a 2" meter that feeds common area landscape along Milestone. We met with Len Markowits from the city so he could make sure to have the meter repaired.

- We spoke to Lori Hammer from the City Planning Office as she would like us to change the plants we installed to screen along Erringer. She feels the Ficus doesn't flow well with the Big Sky plant pallet. We will confirm with her before plants are replaced for approval. She stated she wouldn't like changes made before the City signs over the landscape from Shea and if any changes are to be made to touch base with her first.
- A homeowner reported unsightly green water on the corner of Lost Canyon and Copperstone. We power washed the area to get rid of colorations created from runoff water. Water collects from every drain along Copperstone and flows out into street following the path of least resistance.
- We repaired the common are valve next to 4175 Eagle Flight. A homeowner noticed water seeping into back yard from common area.
- We found 6 small oaks in stress from the newly installed trees by Shea, we are working with Shea to have them replaced.
- At 3404 Sweet Grass, we helped homeowner with an overwatering issue that was causing a flood on common area landscape and sidewalk.
- We cleared the easement on 1725 Peregrine, small non-irrigated area next to home needed to be mowed.
- We will continuously treat all common area slopes for gopher activity.
- A boulder on the Legacy trail entry was moved from entry, we made sure to put back to eliminate vehicle access on walking trails.
- At 1768 Legacy, bags full of trash were left in common area, we picked them up and will continue to monitor for trash throughout the HOA.
- We replaced 3 trumpet vines along Sweetgrass, root had been eaten by gophers.

Financial

Chuck gave the financial reports.

Chuck made a motion to send account # GMBK-00-251-1 to SBS for collections and the filing of a lien. The motion was seconded and carried.

Chuck made a motion to send account # GMBK-00-628-1 to SBS for collections and the filing of a lien. The motion was seconded and carried.

Chuck made a motion to take account # GMBK-00-408-1 to Small Claims Court. The motion was seconded and carried.

Jay made a motion to file a lawsuit in Superior Court, using attorney Ted Martens, against GMBK-00-576-1, serving the defendant by publishing in the newspaper. The motion was seconded and carried.

Chuck made a motion to have Beaumont take GMBK-00-641-1 back to court for a Debtor's Exam. The motion was seconded and carried.

Chuck made a motion to close GMBK-00-757-1 and remove it from the report as uncollectible. The motion was seconded and carried.

Management

Greg gave the Manager's Report.

Old Business

The Board has settled the lawsuit with Shea for \$525,000, which will net the HOA \$275,000. This will be used to make improvements that Shea hasn't made, such as repairing the Maxicom system.

New Business

Jay made a motion to approve the lowest of the three bids to repair the fence on Erringer that was damaged by a car accident. The motion was seconded and carried.

Jay announced his intention to resign from the Board at the end of the year.

Homeowner's Comments

Jay & Mariann Cox asked about planting trees on the HOA property behind his house. The Board said that they could but that they would be completely responsible for them and any damage they might do to the Cox's property or the common area.

Big Sky Homeowners' Association
Board of Directors Meeting
August 15, 2013

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

Also present:

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Jay made a motion to approve the regular and executive session minutes of the July, 2013 Board Meeting. Catherine seconded and the motion carried.

Landscape

Edgar presented the following landscape report:

As the weather warms up we have been adjusting and repairing irrigation as needed. It is imperative we troubleshoot irrigation as plant material stresses more frequently during this time of year. As we see a rise in water cost we will continue to be proactively making repairs and adjustments. After the July Board meeting we turned off 3 valves that irrigated the bottom slope of Lost Canyon and Erringer. Installed New Color from areas that had been damaged by rabbit activity. We installed bougainvillea's and will be adding more annual color around them.

- We are fertilizing slopes though out the HOA.
- Created proposal to screen empty path from Lost Canyon to Trego Ct.
- Created proposal to retrofit irrigation on slope located at west end of Lost Canyon and Erringer.
- Adjusted irrigation to slope behind 4141 Eagleflight.
- Repaired leaking valve located on North Slope of Legends between Silverstar and Young wolf.
- 3679- Cascara responded to homeowner report of water problem. T connection had been broken from Lateral line repaired was made.
- Found Graffiti on corner wall of Milestone and Creston Ct. Power washed the wall to remove
- More Trees and Shrubs are being installed by Shea Homes along the back bone. Large trees and shrubs along Legacy, Falcon, Erringer and Lost Canyon.
- Met with Lot owner on Lost Canyon, Lot 175, Donna, She will be

installing a fence for the perimeter of her property and needed assistance with current irrigation to ensure she doesn't damage anything already installed.

- Repaired main line leak in Crosspointe community behind young wolf slope

After discussion, the Board approved and signed proposals from Gothic to install 8 trees along Lost Canyon to screen the path to Trego Ct (#130722-1) and to retrofit irrigation on the slope west of Lost Canyon and Erringer (#130726-1).

Lot 175 on Lost Canyons – The Board discussed with Edgar the custom-lot owner's desire to install a fence around the property's perimeter, which currently includes HOA irrigation lines and controllers. Jay asked Edgar to look into how the HOA valves/controllers/lines would be affected and report back to the Board.

The Board also discussed a letter from the developer that reportedly exempts certain lots from any architectural oversight by the D.R.C. or CC&Rs.

Randy requested that management file a police report about the wall graffiti in the Highlands near the corner of Milstone and Creston Court.

Kathy Burke gave Edgar insect samples that she found in her swimming pool. Edgar will run an analysis to determine what types of insects these are, and whether they should raise any concerns.

Financial

Chuck gave the financial reports: Delinquencies continue to decline; the Association is awaiting payment after the short sale on Eagle Flight closed escrow; the HOA spent \$87,000 more than it collected in July, however, this was largely due to the purchase of the new Oak trees.

Chuck will review the letters and the financial review from Ron Stone. If they prove satisfactory, Chuck will sign and return them to management.

Management

John Snee gave the Manager's Report.

Unfinished Business

The Board requested that management inquire with the City as to whether the Bluffs have been formally accepted.

John reported that Greg was awaiting replies from DH Horton and Standard Pacific with approved paint codes for the neighborhoods currently lacking that information.

The Board confirmed that homeowners painting their homes the same color as existing are not required to obtain DRC approval first.

New Business

The Board discussed the idea of making official HOA-related announcements on the Next Door website, but these would include a disclaimer stating that no HOA business would be discussed or conducted on the site, and that homeowners should attend HOA meetings if they would like to discuss such matters.

It was reported that *Under the Sea* is telling homeowners they are not required to obtain DRC approval prior to installing water features on their lots. Jay sent an email to the contractor for clarification, and emphasized that owners are, in fact, required to obtain DRC approval for these modifications.

The Board directed management to reverse a homeowner's late fees due to an internal billing error.

In light of reported processing delays by the Association's bank and billing company, the Board discussed allowing for a 24 hour grace period at month end, so that a payment posting on the first day of the following month would not incur a late charge. Chuck moved to investigate if the billing company can put in a one day delay in imposing the late fee. If they cannot, the motion dies. If this is possible, then put in the 24 hour delay period. Jay seconded and the motion carried.

Tree Trimming – The Board discussed two proposals to trim various trees throughout the Association. Catherine made a motion to accept the proposal from Gothic, provided they reduce their bid by \$700 (to \$17,920.00) in order to match a competing bid. Should they agree, execute the motion. Randy seconded and the motion carried.

Homeowner's Comments

Executive Session Adjournment Summary

The meeting was adjourned at 8:53 p.m.

Minutes taken and transcribed by John Snee of GM Management.

Big Sky Homeowners' Association
Board of Directors Meeting
July 18, 2013

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

Also present:

Naren Jhala, 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

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

The Board reviewed the minutes of the Architectural Meeting of July 2nd. Randy made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Landscape

Edgar gave a landscape report. He will be submitting a bid for tree trimming.

Financial

Chuck gave the financial reports.

Chuck made a motion to amend the minutes of the June meeting to show that the Board members discussed the use of Caine & Weiner to collect certain delinquent accounts, due to the experience that Naren's employer has had with them, and the fact that they are only paid if they collect, (25%).

Chuck made a motion to send GMBK-00-075-1 and GMBK-00-166-1 to SBS for collections and the filing of a lien. The motion was seconded and carried.

Management

Greg gave the Manager's Report. He reported that the fan that cools the pump in the water feature has burned out and needs to be replaced. He has ordered a bid. Chuck made a motion to approve repairs up to \$5,000. The motion was seconded and carried.

New Business

The Board discussed the approval procedure of the Design Review Committee, particularly when they deny a plan. They reaffirmed the right of homeowners to appeal a DRC decision to the Board.

Homeowner's Comments

Mr. Reza raised the issue of missing trees behind his lot at 4141 Eagle Flight. The Board explained that those trees are part of the Shea lawsuit. Edgar will check with Valley Crest to see if they plan to replace them now.

Kathy Burk informed Gothic that the blue plants that were installed were eaten the same day by rabbits. Edgar will replace them with a different plant. She also raised the issue of a home on Forest Glen that has no landscape yet.

Executive Session Adjournment Summary

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
June 20, 2013

Vice President Catherine Balderas called the meeting to order at 7:05 p.m.

Also present:

Naren Jhala, 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

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

The Board reviewed the minutes of the Architectural Meeting of June 4th. Catherine made a motion to approve their minutes and their decisions with the exception of item #3 which requires further inquiry and discussion. The motion was seconded and carried.

Landscape

Edgar gave a landscape report.

The Fire Department was very impressed with Gothic's weed abatement for fire clearance. They have signed off on the weed abatement.

The two dying oak trees have been removed and replaced; one on Erringer and Lost Canyons, and one at the water feature. Gothic notified Shea of the scheduling of this work and Shea had representatives present for the start of this work.

All turf areas and rose beds have been fertilized.

Edgar has met with the new owner on Cascara to clarify the boundaries of his property.

A homeowner asked about the drip system area behind Legacy. Edgar pointed out that it was installed and is maintained by Fish & Game.

Edgar handed out 3 proposals for \$3,655; oak tree pesticide treatment for \$1,900, planting 3 Toyon trees for \$375, and 60 flats of color for \$1,380. Chuck made a motion to approve all 3. The motion was seconded and carried.

Financial

Chuck gave the financial reports. Greg pointed out that the number of people on the delinquency report has been reduced during the past 3 years from 111 to 52. Four large checks were received paying off 4 old delinquencies.

The Board members discussed the use of the collection agency of Caine & Weiner to collect certain delinquent accounts, due to the experience that Naren's employer has had with them, and the fact that they are only paid 25% of what they collect and nothing if they collect nothing. Chuck made a motion to give several accounts to Caine & Weiner to test their effectiveness. The motion was seconded and carried.

Management

Greg gave the Manager's Report.

Villages F, G, H, & I are still yet to have their fences painted. It is estimated that these will be completed in another 12 weeks.

The City has informed us that the HOA is responsible for paying for the electricity for the street lights on Erringer until the City takes over the streets. The City has agreed to start paying these bills on July 1st.

Jim Bruner of The City inform GM that since the streets in Glen Meadow are private, the HOA can paint markings on the street as they please.

New Business

Chuck made a motion that when a new owner takes over a house that needs to be re-landscaped, that new owners have 3 months to have landscaping completed, (instead of the previously allowed 6 months). The motion was seconded and carried.

The Board and the DRC Committee agreed that if someone makes changes to their property that is clearly noncompliant, such as adding a shed, they should be told to bring the issue directly to the Board and not to the DRC.

It was also discussed and agreed upon that the DRC only makes recommendations, and that the final decision on landscape and architectural issues is always the Board of Directors'

Naren Jhala volunteered to start attending the DRC Meetings. The Committee suggested adding a new member to the Committee; Joyce White.

Homeowner's Comments

Jerry Palys, 3484 Countrywalk raised the issue of the dead trees on the slope at the end of the Countrywalk cul-de-sac. Edgar said that he would look into it.

Executive Session Adjournment Summary

The Board considered a homeowner's request to approve work that was done without prior approval, and to waive or reduce the \$250 fine.

The Board passed a resolution not to reduce future fines lower than \$25 whenever the Board feels that some reduction of a fine is in order.

The meeting was adjourned at 9:04 p.m.
Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
May 16, 2013

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

Also present:

Naren Jhala, Board Member

Chuck Moore, Board Member

Randy Nemecek, Board Member

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular session minutes and the executive session minutes, as written, of the April 18, 2013 Board Meeting. The motion was seconded and carried unanimously.

The Board reviewed the minutes of the Architectural Meeting of May 7, 2013. Jay made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Landscape

Edgar presented the landscape report.

Edgar presented a proposal to install two oak trees near the water feature, and reported that the warranty is for one year; a 10% deposit would be required; the trees should be planted before the summer, in temperatures under 100 degrees; it will take roughly 2 weeks to install the trees. Edgar recommends planting the trees very soon, or waiting until the fall, or the spring of 2014. Jay reported it should not impact the Shea lawsuit in any way. Jay moved that, provided the attorney gives his blessing, the planting of the trees proceed right away. The motion was seconded and carried.

Edgar reported that he will forward to the Board the pictures he took of the drain work being done by Standard Pacific in the Glen Meadows.

2662 Castlewood – Edgar apologized to the homeowners and Board for the ongoing, overgrown, weed-situation and irrigation issues at this property. He will be addressing the problem by adding plants to the affected areas and sending his irrigation technician to fix the problem immediately. This will all be done solely at Gothic's expense. Naren reported that he recently visited the property and observed the poor condition of the landscaping.

Edgar reported that his crews have been performing brush clearing at regular intervals and the Association will meet the county-mandated brush clearing deadline.

Edgar reported that Gothic has treated for gophers at the community street entry ways and added preventative measures to reduce future gopher activity. (Liquid Fence.)

Edgar reported that his crew cleared the dead clippings along Lost Canyon.

Chuck inquired about the \$195 charge to turn off the water on Sweetgrass. Edgar reported there was a broken valve that required an emergency service call.

Edgar presented the list of plants for Glen Meadows.

Edgar and his crew will begin conducting regular walk-through inspections throughout the community and answer any homeowner questions.

Financial

Chuck gave the financial reports.

Chuck reported year-to-date income exceeds expenses by over \$104,000.00 so the oak trees being planted near the water feature can be paid for with current cash.

Actual expenses are only \$300 more than budgeted expenses, year-to-date.

The total outstanding balance owed to the Association as of April, 2013 is down 1%, and is now under \$400,000.

Chuck reported that the Association's financial condition is sound.

Management

John Snee gave the Manager's Report.

The Board requested an updated fence-painting schedule showing which streets are remaining and when they will be completed.

Old Business

Glen Meadows Entry Gates – The Board discussed the process for approving expenditures for emergency gate repairs, and indicated that there should be a greater sense of urgency when dealing with gate-related issues. Chuck expressed that there should not be a requirement to wait for a board vote for maintenance and repairs. The Board should be notified, and the required repairs carried out, as needed, as long as the costs are reasonable.

Jay reported the Board is going into mediation on August 2nd for the Shea lawsuit.

New Business

Jay noted the inclusion of Terrorism insurance in the signed insurance requests. The Board remarked that for a premium of only \$84 every six months, it was worth the cost.

Chuck made a motion to reappoint Jay as Board President, Catherine as Vice President, Randy as Secretary, Chuck as Treasurer and Naren as Member at Large. Jay seconded and the motion carried unanimously.

Homeowner's Comments

No speaker cards were submitted.

Greg Brower presented a notice of completion of his solar project.

The owners of 2662 Castlewood discussed parking concerns.

Executive Session Summary

The meeting was adjourned at 8:59 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
April 18, 2013

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

Also present:

Naren Jhala, Board Member

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

Greg Moses, GM Management

Nick DePasquale, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the March Board Meeting. The motion was seconded and carried. Jay made a motion to accept the Annual and Regular session minutes of March 21st, as amended. The motion was seconded and carried.

Naren made a motion to approved the minutes of the Special Executive Session of April 11th, the motion was seconded and carried.

Landscape

- Nick DeQasquale of Gothic Landscape gave the following Landscape Report:
- Spring color is in full bloom, they add an extra touch of curb appeal to each entry.
- Installed New Color at all monuments, Rabbits have been attracted to the Glean Meadows community, East entry. We will continue to encourage new growth to those planter bed entries.
- An alternative to Chemical applications would be trapping, 50/50 chance of trapping. We can also use flairs, we would dig up the open hole and light the flair so that the gopher smoked in the process. These two are more labor intense and results would be slower but can definitely be done. We would flag the area were the gopher traps would be set according to activity and would monitor for Trapping, this is one of the oldest methods for gopher control but it is still practiced in modern day
- Worked on east and west slopes inside the Glen Meadows Community for weed control and plant pruning

- Met with Joyce - 2298 Swift Fox to discuss irrigation and plant replacement in common area in front of Lot caused by construction. We will be assisting her with new installs as well as watering schedule
- 3402 Deep water- Made sure front slope is maintained by us
- 2255 Silverstar- Treated open space common area for gopher control
- 3490 Trego- Cleaned up trash left from construction.
- Picked up, No Parking Sign, and backfilled hole to avoid trip hazards on Legacy east of Erringer
- Pruned and cleaned slope behind 2690 Legacy
- Photographed and tagged 108" boxed Oaks

Committee Reports

This month's DRC Meeting Minutes have not yet been submitted by the DRC.

Financial

Chuck gave the financial reports and discussed the proposed budget for the 2013-2014 fiscal year. Chuck made a motion to approve the budget at 1,809,520, with no change in dues for the 2013-2014 fiscal year. He announced that the Board was able to negotiate next year's Landscape contract with no increase in Gothic's fees. The motion was seconded and carried.

Management

Greg gave the Manager's Report. Greg reported that he is not getting cooperation from the parties involved in refinishing the mailboxes and suggested that it may be time to involve the Association's attorney.

New Business

Randy raised the issue of having a meeting with Lori Hammer of the City regarding the progress of Shea and what can be done to advance it. GM will contact Lori.

Homeowner's Comments

Kathy Burk raised the issue of the replacement plants that StanPac needs to install in Glen Meadow. GM will follow up with Edgar for a list of plants.

Bill Gannon addressed the Board about a letter from GM Management about the deadline to complete his landscaping. He has encountered repeated delays from his contractors. He is

continually working on finishing it. He estimates another 3 to 4 months for the back yard, and early May for the front yard.

Executive Session Summary

The Board discussed and approved various collection actions on 4 delinquent accounts.

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Annual Meeting
March 21, 2013

Catherine Balderas, Board Member
Chuck Moore, Board Member
Randy Nemecek, Board Member
Greg Moses, GM Management
Homeowners per sign-in sheet

Greg Moses announced that there were not enough homeowners represented either in person or by ballot to form a quorum for the Annual Meeting. The quorum of 25%, or 193 ballots/homeowners is required, only 150 ballots were received.

Chuck made a motion to forego a second attempt at holding an Annual Meeting due to the expense and the lack of interest. The motion was seconded and carried.

The following five people, listed alphabetically, received the most votes: Catherine Balderas, Narendra Jhala, Chuck Moore, Randy Nemecek, Jay Sucher

The attempt at holding the Annual Meeting was adjourned at 7:01 p.m.

Big Sky Homeowners' Association
Board of Directors Meeting
March 21, 2013

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

Also present:

Catherine Balderas, Board Member

Naren Jhala, Board Member

Chuck Moore, Board Member

Randy Nemecek, Board Member

Greg Moses, GM Management

Edgar Trinidad, Gothic Landscape

Homeowners per sign-in sheet

Minutes

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

The Board reviewed the minutes of the Architectural Meeting of February 7th. Catherine made a motion to approve their minutes and their decisions. The motion was seconded and carried.

Landscape

Edgar gave a landscape report. He'll be seasonal planting flowers in the planters at \$23 per flat.

The City gave the HOA 90 days, (after removal), to replace the dead trees that we will be removing.

Financial

Chuck gave the financial reports.

Chuck made a motion to send GMBK-00-144-1 to collections. The motion was seconded and carried.

Management

Greg gave the Manager's Report.

New Business

Chuck made a motion to delegate the authority to Jay to decide on whether or not to insure the Cascara House. The motion was seconded and carried

Chuck made a motion to follow last year's process and appoint the following people to a one year term. The motion was seconded and carried.

Catherine Balderas
Narendra Jhala
Chuck Moore
Randy Nemecek
Jay Sucher

Homeowner's Comments

No speaker cards were submitted.

Executive Session Summary

The Board voted to send on homeowner to collections, to force asset hearings on two other homeowners, one by GM and one by Beaumont.

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 21, 2013

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

Edgar Trinidad, Gothic Landscape

Guadalupe Vargas, Gothic Landscape

Homeowners per sign-in sheet

Minutes

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

The Board reviewed the minutes of the Architectural Meeting of February 7th. Jay made a motion to approve their minutes and decisions. The motion was seconded and carried.

Landscape

Gothic met with Valley Crest Landacape and with Lori Hammer of the City. He submitted the following written report:

Spring is around the corner and with come new blooms and lots of weeds. Our focus during this transition is to encourage new blooms on all flowering plants.

- We met with Lorri Hammer from the city of Simi Valley, Lew Newman landscape Architect, Alex don Diego from Valley Crest and Paul from Shea Homes, we went over the recently installed landscape. Valley Crest has had to made several replacements as they've lost plant material as it is being installed. Some of the items discussed were adding additional plant material to the basin south of falcon to screen the view of the basin from the street. Adding more plant material to the open space located on the west end of Lost Canyon and Erringer. More vines along all the walls located along Lost Canyon. Plant material to fill in the bare area on the parking located on the south side of Lost Canyon just passed Goldstone. We have gone ahead and flagged areas for Valley Crest to make irrigation repairs in recently planted sections as well as flagged trees that

we considered stressed after recent plantings. There will be another punch list created to extend further planting that the city will require. Once the list is created it will be submitted to all parties and we will go ahead and forward to the board as well as Greg Moses. We discussed the relocation of some of the oaks close to the homes inside the Glen Meadows that back up to Lost Canyon, Valley Crest will follow up with Shea Homes.

- Followed up with Lorri Hammer, Simi Valley Senior Planner on the tree removal permits. She mentioned she has had a bit of a set back during the transition from Jerry Clark to her. She mentioned the city doesn't really have any time frame between when a tree is removed to the time it is replaced but she assumes it would be 90 days. She will follow up with me once this is confirmed. I have met with her on a couple of occasions now and re- submitted the removal application as she couldn't find the original. She will email me on Monday the 25th with a final answer. I will follow up with the answer to the HOA.
- All trellis located inside the Glen Meadows will be removed and vines will be tied with guide wire to wall.
- Ground Cover installed behind 2262 Castlewood has had very slow growth as we have had a very cold winter, we will fertilize slope to encourage faster growth. We will also add more ground cover if needed.
- All trees have been re-assessed and re staked for proper support as we have had heavy winds.
- We found an issue with one of the v-ditches in Crosspoint at the top of Young Wolf in one of the estate lots. There was some erosion during the recent rains, we added sand bags to re- route water and have it flow properly. We will be submitting a proposal as soon as we have the complete extent of repair needed.
- We are preparing irrigation for the warm weather ahead of us, by ensuring proper head to head coverage, flushing lines, changing nozzles and changing any valves not operating properly

Financial

Chuck gave the financial reports, including the fact that the HOA collected two large outstanding delinquencies in January, totaling approximately \$40,000 in collected dues and penalties..

Management

Greg gave the Manager's Report. He is continuing to follow up on the problem with the early deterioration of the finishing on the community mailboxes.

Homeowner's Comments

Brenda Stang addressed the issue of the use of poison used for gopher control, and the fact that the bobcats eat the infected gophers and become ill and die. Edgar, of Gothic Landscape, will prepare a list of alternate substances for gopher control and present it to the Board.

Kathy Burke pointed out the deteriorating paint on the Glen Meadow Gates. GM will contact the painter, as the paint is still within the warranty period of 4 years.

Old Business

GM reported that four people have responded to the request for volunteers for the Paint Inspection Committee, in addition to Chip Johnson who agreed at the January meeting to chair the Committee. GM will forward their contact information to Chip, along with a list of people waiting to have their fences inspected.

Jay updated everyone on the proceedings against the HOA's former management company, and the Shea lawsuit.

New Business

Chuck made a motion to file the Notice of Default against account # GMBK-00-448-1. The motion was seconded and carried.

Executive Session Summary

The Board discussed several delinquencies and action to be taken to move forward with those files.

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 17, 2013

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

Rick made a motion to approve the regular and executive session minutes of the November Board Meeting. The motion was seconded and carried with suggested edits since a prior review had not been conducted. There were no DRC minutes as no one showed up at their January meeting with plans.

Landscape

Edgar gave a landscape report. The water bills are down due to Gothic turning the water off to accommodate the weather. GM Stated that this month's bill is approximately \$1,500 less than the bill from the same time last year.

Edgar handed out before-and-after photos of the work that Valley Crest Landscape is doing for the builder.

Mr. Agarwal, 3113 Griffon asked about possible missing trees in the common area behind his house. Gothic believes that this is just the effect of the trees losing their leaves for the season, but will take another look at the owner's request to verify that plants have not been removed or cut away.

Randy asked Gothic to check out two large trees planted in the median on Erringer that are too close together. Edgar said that he'd look at them but he has nothing to say about how Valley Crest installs the plants.

The cost of two 72 inch box oak trees, to replace the two that are dying on Erringer, is \$20,000. The cost to remove the two dead trees, is \$4,000. Upon suggestion and discussion that removing these trees now - due to the severe winds not taking them down - might be damaging to the Shea lawsuit, Chuck made a motion to wait to remove or replace the trees until the law suit develops further. The motion was seconded and carried.

Financial

Chuck gave the financial reports. He stated that year-to-date the HOA has collected \$11,000 more than it had spent.

Management

Greg gave the Manager's Report.

Old Business

The Board discussed the establishment of a fence-paint inspection committee. Chip Johnson, volunteered to chair the committee. The Board will place a message on Next Door to try to find additional committee members.

Jay talked about the proper use of Next Door. It is not the type of vehicle from which the Board is going to take future action. All HOA business should be brought to the Board Meetings.

Chuck made a motion to approve the bid of \$220 plus the cost of a service call to have receivers added to the gates so GM Management can program the gates. The motion was seconded and carried.

Homeowner's Comments

None in Open Session

Executive Session Adjournment Summary

The Board discussed various delinquencies and how to proceed.

The meeting was adjourned at 9:04 p.m.

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
April 18, 2013

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

Also present:

Naren Jhala, Board Member

Catherine Balderas, Board Member

Randy Nemecek, Board Member

Chuck Moore, Board Member

Greg Moses, GM Management

Nick DePasquale, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the March Board Meeting. The motion was seconded and carried. Jay made a motion to accept the Annual and Regular session minutes of March 21st, as amended. The motion was seconded and carried.

Naren made a motion to approved the minutes of the Special Executive Session of April 11th, the motion was seconded and carried.

Landscape

- Nick DeQasquale of Gothic Landscape gave the following Landscape Report:
- Spring color is in full bloom, they add an extra touch of curb appeal to each entry.
- Installed New Color at all monuments, Rabbits have been attracted to the Glean Meadows community, East entry. We will continue to encourage new growth to those planter bed entries.
- An alternative to Chemical applications would be trapping, 50/50 chance of trapping. We can also use flairs, we would dig up the open hole and light the flair so that the gopher smoked in the process. These two are more labor intense and results would be slower but can definitely be done. We would flag the area were the gopher traps would be set according to activity and would monitor for Trapping, this is one of the oldest methods for gopher control but it is still practiced in modern day
- Worked on east and west slopes inside the Glen Meadows Community for weed control and plant pruning

- Met with Joyce - 2298 Swift Fox to discuss irrigation and plant replacement in common area in front of Lot caused by construction. We will be assisting her with new installs as well as watering schedule
- 3402 Deep water- Made sure front slope is maintained by us
- 2255 Silverstar- Treated open space common area for gopher control
- 3490 Trego- Cleaned up trash left from construction.
- Picked up, No Parking Sign, and backfilled hole to avoid trip hazards on Legacy east of Erringer
- Pruned and cleaned slope behind 2690 Legacy
- Photographed and tagged 108" boxed Oaks

Committee Reports

This month's DRC Meeting Minutes have not yet been submitted by the DRC.

Financial

Chuck gave the financial reports and discussed the proposed budget for the 2013-2014 fiscal year. Chuck made a motion to approve the budget at 1,809,520, with no change in dues for the 2013-2014 fiscal year. He announced that the Board was able to negotiate next year's Landscape contract with no increase in Gothic's fees. The motion was seconded and carried.

Management

Greg gave the Manager's Report. Greg reported that he is not getting cooperation from the parties involved in refinishing the mailboxes and suggested that it may be time to involve the Association's attorney.

New Business

Randy raised the issue of having a meeting with Lori Hammer of the City regarding the progress of Shea and what can be done to advance it. GM will contact Lori.

Homeowner's Comments

Kathy Burk raised the issue of the replacement plants that StanPac needs to install in Glen Meadow. GM will follow up with Edgar for a list of plants.

Bill Gannon addressed the Board about a letter from GM Management about the deadline to complete his landscaping. He has encountered repeated delays from his contractors. He is

continually working on finishing it. He estimates another 3 to 4 months for the back yard, and early May for the front yard.

Executive Session Summary

The Board discussed and approved various collection actions on 4 delinquent accounts.

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

Minutes taken and transcribed by Greg Moses