

Big Sky Homeowners' Association
Board of Directors Meeting
November 20, 2014

President Catherine Balderas called the meeting to order at 7:14 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Nick DePasquale, Gothic Grounds Management

Steven Montena, Gothic Grounds Management

Juan Guerrero, Gothic Grounds Management

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the October, 2014 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the November, 2014 meeting. Naren seconded and the motion carried.

Landscape

Nick, Steven and Juan, of Gothic Landscape, gave the following Landscape report:

- For the past month our maintenance crews have been working on the streetscapes from Erringer Rd. entry to Lost Canyon, and Lost Canyon to Copperstone. They have also worked the slope in Village A and Village F. The primary focus has been removed dead plant material throughout the community. To be ready to install the new plant material.
- We continued to fine tune the irrigation controllers checking flows and coverage. We added extra water to the new plantings at the Village entries and street plant replacements from Erinnger Entry to Lost Canyon, Lost Canyon to Young Wolf. So the community will see more water than usual in these areas along with some daytime watering. This will continue for the next few weeks until the new shrubs and trees can get there roots establish or we get some significant rain fall.
- During our normal inspection of the irrigation system, the irrigation crew discovered and repaired several broken main lines in the passed month due to cracking of

fittings. This may be a result of normal wear and tare. We have upgraded the PVC schedule 40 to schedule 80 to help solve the issue.

- We also installed new winter color at the main entry and Village entries, with a new design, which we added in new perennial plants. This new design was to add a more vibrant look to the monuments. We added Red Bougainvillea's, and also Lavender and Orange Lantanas. This enhancement was at no additional cost to the association.
- The streetscape project installation is progressing on schedule. (Colored map and schedule have been provided) Since your last meeting we have completed from Erringer Rd. along Lost Canyon to Young Wolf at both sides of the street, and are reflected on the color map that was provided to Mr. Greg Moses. A total of 103 - 24" box trees, 85- 15 gallon shrubs, 147- 5 gallon shrubs and 57 flats of ground cover were installed that were approved at your October meeting.
- **THE HOLIDAY LIGHTS ARE COMING!!!!!!!!!!** We have started this project yesterday 11/18, and meeting with Mr. Greg and Katherine today 11/19 at 1pm to go over lighting. Once we have clear direction we'll move forward and have this completed by Thanksgiving.
- Pump repair update: Out of the 4 pumps that were approved at last months meeting, 2 have been repaired and working properly. There are two pumps that need to be repaired which are waiting for back ordered parts. These parts are schedule to be delivered this week.

Pending proposals:

- Replanting project from Young Wolf to Copperstone.
- Streetscape planting for Falcon, Legacy and Legends.

New to your community is our new onsite manager Steve Montanez. Steve has many years of experience in the landscape maintenance industry. Steve is a licensed Arborist, QAL license and an Irrigation Specialist. Steve will be at the property every day. He will be a huge support to Big Sky and the Community.

You can contact Steve at:

Cell Phone (661) 510-5043

E-Mail: Steve.Montanez@gothiclandscape.com

Nick, Steven and Juan, of Gothic Landscape, gave the following irrigation system report:

Over the last month great progress has been made on setting up and adjusting the Rainbird IQ irrigation control system. All irrigation schedules, with the exception of new planting schedules, are in an ET (evapotranspiration) adjusted mode. The ET data is currently obtained from CIMIS (California Irrigation Management Information System) which has stations located throughout the state. It is expected that Rainbird will unveil a new ET data service in the near future which will provide better and more reliable service

(utilizing the existing Maxicom weather station on-site was not an option, it is not compatible with the IQ system).

In areas of recent planting non-ET adjusted establishment schedules are currently in place which operate more frequently than normal. Once plants become established the schedules will be reduced and eventually eliminated at which time the stations will be returned to an ET adjusted schedule. During this period the association may experience higher water use at some water meter locations.

Flow data has been logged now for all of the 1200+ irrigation circuits on site, at three locations repairs were made to the flow sensor cable and one flow sensor was replaced. With the normal flow data logged, several feature of the IQ system can now be utilized. "Flow Management" now allows multiple stations to operate simultaneously on a controller (up to 5 at a time) up to the flow capacity of the water meter and mainline. Operating multiple stations will shorten schedule length allowing the schedules to fit within a night time water window, even during the warm summer months (some of the new planting schedules may operate outside the nighttime window). Flow Management also minimizes "water hammer" which can be cause mainline components to fail because of the constant opening and closing of the mainline during the night. Several recent mainline tee repairs may have been caused by water hammer. The tees have been replaced with more durable schedule 80 fittings which should eliminate future problems

Another flow feature which will be used is "Flow Watch". Flow Watch alerts the user of flow which is outside the norm (either higher or lower) caused by broken hardware or malfunctioning equipment in the field. The feature will save water by getting previously undetected problems addressed quickly.

It should emphasized that adjustments and fine tuning will continue over the next few months in an effort to have the system operating at an optimal level when the warmer spring and summer months come.

The booster pump repair/replacement which was authorized last month is complete and the pumps are functioning well. One pump was delayed because the motor was on backorder form the manufacturer.

A meeting was held last Wednesday with Jerry Clark, a landscape architect with the city of Simi Valley, GGM personnel and two landscape architects from Jordan Gilbert and Bain Landscape Architects, Inc concerning the undeveloped area west of the end of Lost Canyons. The city is investigating the feasibility of planting several groups of "aromatic trees" in the undeveloped area to minimize any odor from the nearby landfill. The preliminary meeting was to ascertain if Big Sky has a water source and any available control wires in the area which would allow for watering of the trees. 7 valves in the area which are no longer active could theoretically be used; one additional controller would also need to be installed.

Some homeowners reported there are dead plants on Castlewood as a result of the failed pumps. Gothic reported they will replace the plants that died, but the vine will survive. 40 flats of ground cover will be planted next week. Nick reported they will notify Greg right away if a major landscape component fails so this can be addressed between meetings. Catherine directed the owners to call Greg anytime they see problems. Nick reported Steve will closely monitor the slope. Greg will obtain confirmation from Gothic that the pump is installed and working properly.

Chuck suggested that Gothic drive through the community early in the morning to witness excessive water runoff on the streets. Steve reported that the irrigation system was recently being tested, which may have contributed to the runoff.

Chuck reported sprinklers were running during the recent light rain.

The Board discussed that Gothic installed Birds of Paradise and Palm trees near the water feature, and that these do not fit with the theme of the community. Nick reported these can be swapped out and a credit will be given. The Board directed Gothic to remove the Birds of Paradise. Gothic will provide photos of replacement plants, as well as replacement trees for the Palm trees.

The Board discussed the plans for holiday decorations at the water feature. Catherine reported she found timers for the lights.

Landscape Proposals: The Board signed the bids through January, 2015, through village A.

Naren reported the Oak tree at Lost Canyon and Erringer looks to be in poor condition.

The Board and some homeowners discussed with Gothic about the proper time to remove stakes that are supporting small trees.

The Board directed Greg to follow up on the status of the water rebate for the smart irrigation system.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

Vicky reported she would put together a newsletter that will address the holiday light contest.

New Business

The Board discussed that that the annual Jingle Jam will be held December 19 on Griffin Court.

Homeowner comments

The Board discussed the following matters with the homeowners in attendance: holding another Coat Drive; the status of the legal proceedings against the prior management company; street sweeping; procedures for emergency meetings and when the Board can vote by email.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Violations, delinquencies, billing issues.

The meeting was adjourned at 8:52 p.m.

Big Sky Homeowners' Association
Board of Directors Meeting
October 16, 2014

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

Also present:

Chuck Moore, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Nick DePasquale, Gothic Grounds Management

Karl Sellery, Gothic Grounds Management

Juan Guerrero, Gothic Grounds Management

Homeowners per sign-in sheet

Minutes

Catherine made a motion to approve the regular and executive session minutes of the September, 2014 Board Meeting. Chuck seconded and the motion carried.

Catherine made a motion to approve the DRC minutes and decisions from the October, 2014 meeting. The motion was seconded and carried.

Landscape

Karl, Juan and Nick, of Gothic Landscape, gave the following report:

Juan reported that he would send the *run report* to Greg prior to future meetings. The plantings have been completed on Erringer, to Lost Canyon. Irrigation has been increased in those areas to sustain the new plants/trees. Juan reported that any dead plants in the area will be removed. New color is being installed next week. Every tree well along Erringer has been filled with plants or trees.

Gothic presented bids for phase II of the landscape improvement project. Karl reported several of the irrigation pumps have failed and need to be replaced because they are showing signs of aging; the pumps are roughly 10 years old. The warranty is 1 year on the new pumps and 90 days on labor.

There are two crews of five or six men during the summer, plus irrigation technicians. Nick reported they frequently bring in enhancement crews to install new plants. If regular maintenance people are used to install plants, they will work on weekends to make up for the time they missed for regular maintenance. Naren asked Juan to notify Greg prior to installing the next phase of plants. The

plantings on the streets that make up the backbone should be completed by January.

The Board and some homeowners addressed concerns with Gothic about the seasonal colors at the Glen Meadows. Naren reported he would review these areas.

Catherine reported the Bougainvillea at the water feature does not look very good. Naren reported he would review the area and present some alternatives.

Naren reported the watering needs to be increased for the plants at the water feature. Karl reported he would meet with Naren and review.

A homeowner reported two sprinkler heads on Legacy are broken. Gothic will address these.

A homeowner reported unsightly weed growth at Iolite & Legacy. Juan reported the area has been hydro-seeded and the vegetation growth will appear in the spring.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

Delinquency Letter – The Board reviewed a draft letter that GM Management would send to delinquent owners prior to their account being turned over to collections. Chuck suggested adding a firm deadline to respond in the letter. He also recommended sending such letters by certified mail, return receipt.

Trash Can Fine Schedule – The Board discussed changing the fine schedule so that each trash can violation fine is \$50, rather than escalating amounts. The incremental fine schedule for other violations would remain in place. A 30 day notice will be sent to all owners. This change will be voted on at the January, 2015 meeting.

New Business

Jason from Union Bank obtained signatures from Naren, Catherine and Chuck for the new signature card.

Homeowner Comments

Homeowners addressed the Board about paint color requirements and landscape concerns.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations/fines and water feature-related contract discussion.

The meeting was adjourned at 8:08 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Board of Director's Meeting
September 18, 2014

President Catherine Balderas called the Executive Session to order at 7:20 p.m. Also present:

Chuck Moore, Board Member
Joyce White, Board Member
Naren Jhala, Board Member
Victoria Johnson, Board Member
Greg Moses, GM Management
John Snee, GM Management
Austin Walker, Gothic Landscape
Juan Guerrero, Gothic Landscape
Karl Sellery, Gothic Landscape
Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the August, 2014 Board Meeting. Chuck seconded and the motion carried.

Vicky made a motion to approve the DRC minutes and decisions from the September, 2014 meeting. Chuck seconded and the motion carried.

Landscape

Austin, Juan and Karl, of Gothic Landscape, presented the landscape report.

Austin announced that Edgar Trinidad is no longer working for Gothic. Juan Guerrero will be the primary contact for now. Karl Sellery is the irrigation specialist.

The Board discussed the status of ongoing landscape and irrigation projects, including efforts to obtain rebates from the water district. Juan reported he would be overseeing these projects, and that he is assembling a packet of information that will be presented at the October meeting. Austin reported there would be no disruption in service and that all existing warrantees would remain intact.

Karl reported that the "smart" irrigation project is nearing completion and that So. Cal Water Smart has officially approved the rebate in the amount of \$59,640.

Juan reported that the approved planting projects are in progress, but are currently behind schedule.

Chuck asked Juan to ensure that all empty tree wells will be planted, either with trees or plants. Juan confirmed this will take place.

Naren reported that the plants around the water feature are very dry and some appear to be dying. Juan reported he will address this. Juan will begin meeting with Naren regularly to go over landscape concerns.

The Board addressed concerns to Gothic regarding their employees parking in the turnouts throughout the community and changing their clothes in plain view. Austin reported that this would be addressed and corrected.

Catherine requested that homeowners call GM Management with landscape concerns, rather than contact Gothic employees, directly. Austin reported this is Gothic's standard procedure. Greg Moses informed Juan that he is to direct such calls back to GM Management.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

Mailbox paint bids – Chuck made a motion to approve Ernie Romero's most recent bid. Joyce seconded and the motion carried.

Greg reported that, due to recent legislation, the HOA is not permitted to send violation letters for brown lawns.

The Board discussed street sweeping schedules for Glen Meadows.

New Business

Vicky reported she would write a newsletter to address various community concerns, including pet-related problems, nextdoor.com. If completed in time, Greg can include with the upcoming Accounting Review mailers.

3706 Young Wolf – Ron Huggins addressed the Board about an HOA-owned home that he would like to purchase through short sale. Chuck made a motion to approve the proposal to let Mr. Huggins act as the delegate to effect the short sale; also to authorize Greg Moses to sign the agreement on behalf of the Board permitting Mr. Huggins to approach the bank on the Board's behalf. Joyce seconded and the motion carried.

Homeowner Comments

Homeowners discussed landscape issues, dogs off leashes wandering around the neighborhood and whether Nextdoor.com should be a forum for HOA business discussion.

Greg reported that any resident who sees dogs walking around the community unleashed should call animal control right away. If he/she knows who owns the dog, then GM Management should be informed, as well.

Executive Session Adjournment Summary

The Board discussed / addressed the following: violations, delinquencies, accounting practices, personnel changes at Gothic Grounds Management.

The meeting was adjourned at 8:52 p.m.

Big Sky Homeowners' Association
Board of Directors Meeting
August 21, 2014

President Catherine Balderas called the meeting to order at 7:10 p.m.

Also present:

Joyce White, Board Member

Naren Jhala, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the executive session minutes of the July, 2014 Board Meeting. Naren seconded and the motion carried.

Joyce made a motion to approve the regular session minutes of the July, 2014 Board Meeting. Naren seconded and the motion carried.

Joyce made a motion to approve the DRC minutes and decisions from the August, 2014 meeting. Naren seconded and the motion and carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

Our main focus over the last month has been getting all our settings correct with the new irrigation system that was installed, we have completed installing the master valves and flow meters throughout out the HOA in order to have full control of water. We monitor the system daily through the computer as the daily ET changes so does the water depletion. The run times are broken into multiple run times as our soil conditions are mostly clay, it is important we run multiple cycles to minimize the amount of run off. While we monitor the settings at our office we follow up with our irrigation tech in the field to confirm the accurate run time is both effective and accurate. This is an on going process until we feel the best water schedule has been generated Due to the size of the project we are optimistic to have a complete accurate measure within the next couple of months. There are two settings for alarms one is for main line breaks which alerts high flow, another is for sprinkler high flow. This process is long as we have to physically walk all lines as we learn flow to be sure it's reading accurately. We will notify once we are comfortable with all settings that have been set to effectively gauge the new system.

- Hydroseeded and added irrigation for slope along Legacy- Native seed mix, irrigation will be temporary until seed germinates
- Installed two 24" Box trees behind 3338 Whispering Glen
- Replaced two bougainvillea plants along Legacy as well as two for the pots at the water feature.
- DG path was installed at the water feature as well as border plants to keep people from getting into the water. Succulents were installed on the slope
- Created a drought tolerant plant pallet for anyone interested in converting grass to drought tolerant plant material.

Schedule of Plantings for Big Sky

The objective will be to replenish and enhance all areas throughout the community. In order to effectively accomplish this the following Agenda was generated

September*

- Focus on all Back Bone Planting Located along Erringer from Big Sky Pl to Lost Canyons

October *

- Focus on all Back Bone Planting along Lost Canyon from Erringer to Copperstone north and south slope and parkways.
- Tree Pruning for the community

November- December*

- Focus on all Interior Slope planting between all Villages throughout the community.
- Annual Color Change

December- January*

- Enhance all monument signs (roses become dormant during this time, perfect time to transplant them throughout the slopes) Will be installing drought tolerant plants that are short grown to be able to accentuate the lettering for all communities and possibly incorporate lighting for such if possible.

Vickie made a motion to approve the following bids from Gothic: 140811-3, 140804-1, 140811-1, 140811-2. Naren seconded and the motion carried.

Homeowner Comments

The Board answered questions from several homeowners regarding the water feature, landscaping, HOA policy for dealing with brown lawns during the drought, finances and emergency services.

Financial

Catherine gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

The Board discussed bids for the mailbox painting project.

New Business

The Board discussed revising HOA lawn maintenance standards in light of the current drought and recent legislation restricting water usage.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Violations, fines and delinquencies.

The meeting was adjourned at 8:32 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 17, 2014

Vice President Naren Jhala called the meeting to order at 7:02 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the June, 2014 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the July, 2014 meeting. The motion was seconded and carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

Our main focus over the last month has been getting all our settings correct with the new irrigation system that was installed, we have completed installing the master valves and flow meters throughout out the HOA in order to have full control of water. We monitor the system daily through the computer as the daily ET changes so does the water depletion. The run times are broken into multiple run times as our soil conditions are mostly clay, it is important we run multiple cycles to minimize the amount of run off. While we monitor the settings at our office we follow up with our irrigation tech in the field to confirm the accurate run time is both effective and accurate. Due to the size of the project we are optimistic to have a complete accurate measure within the next couple of months. As the system learns flow, any time there is a brake in the line there is an alert populated. The system also has an app that acts as a remote control for any quick troubleshooting while on site. New color will be installed for the community next week.

- Installed irrigation to slope on Iolite and Legacy, we will be hydroseeding with a native seed mix next week.
- Installed color at the Glen Meadows entries, went with red celosias and blue salvia-great annuals for summer.
- Will be replacing two bougainvillea plants along Legacy.

- As the work finishes around the fountain we will begin installing new landscape as well as a DG path.
- Created a drought tolerant plant pallet for anyone interested in converting grass to drought tolerant plant material.

The Board instructed Gothic to remove the antennae at the end of Glendive because it is no longer being used.

Edgar reported that the Association should not be forced by the city to enact future mandatory water reductions because the new smart meter system has been installed. Edgar will confirm this with the city.

Chuck asked Edgar to present a proposal at the next meeting to install new trees and/or bushes where the old trees died along Erringer Rd.

Edgar updated the Board on the status of irrigation/planting project at Iolite and Legacy. Gothic is not charging the Association or homeowner whose lot is affected by this project. The irrigation system is now in place. Native plants and perennials will be installed.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

Bids for Mailbox Painting – Chuck moved to accept the bid from Select Painting & Construction and to have them paint a set of test mailboxes and provide an estimate of how long it will take to complete the painting of all mailboxes throughout the community. The motion was not seconded and failed. The Board instructed Greg to create an R.F.P. using the specs from Select Painting's bid and distribute to the other contractors so the Board can better compare the bids.

Chuck moved to accept the bid from Dave Slauson Pool Service to install the sand filter at the water feature and also to turn the water feature on. Joyce seconded and the motion carried.

New Business

Joyce made a motion to approve Gothic's bid (#140714-1) to install color at the HOA monuments. Chuck seconded and the motion carried.

Pest Control – Chuck made a motion to move pest control service to Cragoe. Vicky seconded and the motion carried.

Homeowner Comments

The Board discussed various topics with, and answered questions from, the homeowners in attendance. Such topics included fence painting, water feature improvements and repairs and the status of the Paradigm trial.

Executive Session Adjournment Summary

The Board discussed / addressed the following: legal matters pertaining to an HOA-owned property.

The meeting was adjourned at 8:23 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 19, 2014

President Catherine Balderas called the meeting to order at 7:06 p.m.

Also present:

Chuck Moore, Board Member

Naren Jhala, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Samuel Ambriz, Gothic Landscape

Nelson, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to accept the executive session minutes of the May, 2014 meeting. Naren seconded and the motion carried.

Chuck made a motion to accept the regular session minutes of the May, 2014 meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and recommendations from the June, 2014 meeting. Naren seconded and the motion carried.

Landscape

Samuel Ambriz of Gothic Landscape gave the following report:

The heat is here and in full force. We completed Fuel Mod (Brush Clearing) prior to our June 1st deadline. We met with the fire department station 43 and received sign off for all fuel mod areas. As controllers were installed we are now setting up the complex programming using the advanced setting from Rainbird. We are trying to maximize on our efficiencies as we know water restrictions are coming. We are breaking our water cycle into multiple run times to be able to have water percolate through the soil instead of evaporating and causing plants to wilt and or stress. We have completed installing the master valves and flow meters throughout out the HOA in order to have full control of water flow. We have invested on a new computer so that all irrigation is ran through a central computer that is located at our office. Due to the heat this spring we lost most of our annual colors at all monuments early so we replaced at all entries at no charge to the HOA, they are all in full bloom now. New color will be installed for the Glen Meadows next week. We installed over 20 new trees throughout the HOA to replace the dying/ dead redwood trees.

- Planted new vines throughout the interior streets of the Glen Meadows, new annual color to be installed next week.
- Applied 15*15*15 Planter fertilizer to feed all plants throughout the community to promote healthier new growth all summer long.
- Completed Tree pruning inventory for 2014- we will provide count and cost to Greg by next week 6/23
- We have begun grading slope on Legacy and Iolite, we have taken measurements to price out irrigation as well as give the Board a proposal for native/ succulent plant pallet that can be suitable for the area.
- New trees installed are being monitored for proper irrigation and growth.
- We are also taking a full count of all monuments as we are proposing to transplant all iceberg roses and set them throughout the slopes and installing low growing shrubs. The intent is to show case the lettering on all monuments and have blooming low growing plants to compliment.

Chuck requested that Gothic bring to the next meeting a list of all basins where the trees/plants have died along Lost Canyon and Erringer, and to submit a proposal to replace these trees/plants.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Greg reported that Dunn Edwards will issue a full refund to the HOA for the money spent on the 2-Guard product for the mailboxes.

The water feature will be turned off for two weeks in preparation for the upcoming work.

The fire hydrant on Legacy that was damaged in the recent car accident is now repaired and operational. (Chuck reported the light pole still has not been repaired.)

The city will not disclose when the Stan Pac bond will be released.

Greg reported we now have three bids to paint the mailboxes.

Chuck suggested reviewing the paint on the water feature structure. The reserve study indicates the paint is nearing the end of its useful life.

Old Business

Realtor Chip Johnson reported that all required documents have been sent to the first and second lien holders on the HOA-owned house on Hartland. Chip reports there is still no guarantee the lien-holders will accept the short sale offer.

Water Feature – Catherine discussed the plans for the water feature improvements, and that we're still awaiting more proposals from contractors. Chuck moved to authorize Catherine to organize a color selection committee and to select the contractor to do the stucco work at the water feature (with paint to be applied, if recommended by the selected contractor), with a budget of up to \$12,000, with the goal to have the work done before the July, 2014 meeting. Naren seconded and the motion carried.

New Business

The Board discussed the issue of whether the HOA is responsible for removing wildlife from the common area.

The Board discussed a proposal to photograph, document and catalogue any damage to the common area fencing throughout the community.

Homeowner Comments

The Board addressed various homeowner questions.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Delinquencies, Violations, legal matters.

The meeting was adjourned at 8:58 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
May 15, 2014

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

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Lisa Heminoia, Community Relations, Waste Management

Scott Tignac, District Manager, Waste Management

Mike Smith, Director of Operations, Waste Management

Officer Ryan Brennan, Simi Valley Police Department

Homeowners per sign-in sheet

Guest Speakers

Lisa Heminoia, Scott Tignac and Mike Smith from Waste Management addressed the Board and homeowners regarding the modernization project and fly problem.

Officer Ryan Brennan addressed the Board and homeowners about crime statistics and recommendations to improve public safety in the community.

Minutes

Chuck made a motion to approve the executive and regular session minutes of the April, 2014 meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the DRC's recommendations from the May, 2014 meeting. Joyce seconded and the motion carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

The heat is here and in full force. Our most important task for May is completing Fuel Mod (Brush Clearing) prior to our June 1st deadline. The only good part of not having a

wet winter is brush has not grown giving us an advantage as we begin to clear for the year.

We have made adjustments to our irrigation by increasing our ET percentage. We are breaking our water cycle into multiple run times to be able to have water percolate through the soil instead of evaporating and causing plants to wilt and or stress.

Having tested 3 systems we have started installing the Rainbird IQ controllers throughout the HOA. We have begun by installing the master valves though out the HOA in order to have full control of water flow. The next step is to complete the controllers installation, having multiple station run time, as well as have multiple back up features that would allow for controllers to run on as a standalone controller.

Due to the heat this spring we lost most of our annual colors at all monuments early so we have gone ahead and replaced at all entries at no charge to the HOA.

Earlier we had a water issue at the Coppertone entry, water was bubbling at the corner of Copperstone and Lost Canyon. We immediately turned off the two backflows that feed the main line that runs through that section. After two days of having water off we had no luck with water drying up so we called in the City as we thought it could be a mainline from them. The City tested their lines and found no leaks in their system but tested for Chlorine in the water and mentioned they thought it to be ground water. During this time we went ahead and installed a Pump inside the hole to reduce the amount of run off onto the street.

Earlier in the week I met with Mark from the Water Department and he showed me a backflow he found by Eagle flight that was flowing, after turning it off the water stopped at the entry. The issue with this backflow is the main line doesn't run in the same side as the leak. We are tracing the main line through the sleeves in that area to look for any modifications that might have happened in that area.

- Turned off water over Mother's day weekend per the city's request.
- Color was installed at all entries at no charge to HOA as it died shortly after install.
- Plants will be installed throughout the HOA next week 5/19 as we expect a cool in temperature.
- Met with Standard Pacific to go over plant list of Vines that need to be replaced throughout the HOA.
- The IQ controllers that have been installed as of now are working well and we hope to have them all completed by the end of May.

- Will be meeting with Fire Department as we complete the brush clearance for the Community.

The Board disclosed that the HOA will request that Standard Pacific install a V-ditch in Glen Meadows prior to signing off on the developer's bond release.

Chuck made a motion to accept Gothic's bid #140510-1 for soil preparation and re-grade. Catherine seconded and the motion carried.

Catherine made a motion to approve Gothic's bid #140512-2. Joyce seconded and the motion carried.

Financial

Chuck gave the financial reports.

Chuck reported that new light fixtures and bulbs will be installed around the water feature and on both sides of Erringer at the entry to the community.

Management

Greg gave the Manager's Report.

Greg will check the status of the repairs to the fire hydrant that was damaged in a recent auto accident.

Homeowner Comments

Homeowners discussed crime statistics, public safety, homeless problems, fence painting, and the Board's policies regarding poorly maintained homes and parking violations.

Old Business

New Business

Executive Session Adjournment Summary

The Board discussed and addressed the following: delinquencies, small claims actions, contracts, and DRC issues.

The meeting was adjourned at 9:18 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
April 17, 2014

President Catherine Balderas called the meeting to order at 7:03 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Mike Gilbert, Jerry Clark & Ron Fuchiwaki of the City of Simi Valley

Guest Speakers

Ron Fuchiwaki and Mike Gilbert addressed the Board and homeowners regarding the installation of the aromatic trees between the landfill and the Association. The final location of the trees has not yet been determined.

Minutes

Chuck made a motion to approve the corrected regular session minutes as well as the executive session minutes of the March, 2014 Board Meeting. Vicky seconded and the motion carried.

Chuck made a motion to approve the April, 2014 DRC minutes, as well as the decisions reached by the committee at the meeting. Vicky seconded and the motion carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

With the warm weather approaching it is imperative we are on top of irrigation in order to be successful with plant material. Having tested 3 systems we are inclined to move with the most diverse of the 3- RainBird's IQ controllers have proven to be sophisticated enough for the site, having multiple station run time, as well as have multiple back up features that would allow for controllers to run on as a standalone controller should we have an issue with communication.

Rainmaster- The web based controller has been operational since March 10th and has registered a usage of gallons used to date. From install both controllers have been

communicating and emailing me every time any one station registers a flow in excess of the set points that had been designated for it. This is and will continue to be instrumental in keeping us alerted on any breaks in the system. We have been able to make a total of 8 repairs thanks to the alerts provided any time there was improper flow registered.

The second set of controllers installed was:

ET Water: Controllers were installed March 5th, controller was unsuccessful in communication, a higher range antenna was installed on the 19th, and controllers has great features but has had issues with some of the firmware not been able to communicate. We are waiting flow adjustments from controllers to really be able to gauge effectiveness.

The third and final set of controllers is:

The Rain bird IQ: Controllers will be installed March 24th, These have taken longer to set up as new products were ordered and a special account needed to be set up and downloaded on a computer to manage the system. The plus side of this system is Rainbird has taken it a step further and offered to change out a complete set up on a controller and providing all new Irrigation parts to better manage the system, new spray heads, rotors, pop- up rotors, impacts to allow for a greater savings on water usage. We are excited to test this system soon and gauge all the effectiveness of it.

- During the recent rains, we had a custom lot wash off some dirt that ended on the slope behind 3726 young wolf. We were out same day cleaning it out and set sand bags. Proposal to re-grade area and extend v-ditch.
- Color was installed at all entries, will be replaced at no charge to HOA as it died shortly after install.
- Plants were installed throughout the HOA, Oaks were transplanted and are doing well.
- More proposals have been generated to enhance the water feature, remove the soil from legacy and create a nice planter garden.
- During the recent wind storm we had a large Oak tree that Up-rooted in the center median, we were able to prune it back and re set it. We also set large guide wires to help support the weight. Tree seems to be doing well
- A proposal has been generated to fill in bare areas throughout the community
- We will be fertilizing all plant material next week and will be fertilizing the grass the month after.
- Kids created ramps with dirt behind 3305, we have dispersed the soil and will continue to lookout for any more ramps.
- Treated Gophers along Young Wolf, Erringer, Lost Canyons and Legacy

Chuck made a motion to accept bid #140417-1—for \$208,342—to move forward with the installation of the Rainbird IQ system and to instruct Gothic to work toward securing the water credits and to install the system as quickly as possible. Naren seconded and the motion carried. Edgar explained that the Association will retain all rights to the system key. In the event that Gothic and Big Sky HOA part ways, the key remains the property of the Association.

The Board made the following decisions regarding the proposals from Gothic:

- Proposal # 140407 – The Board took no action.
- Chuck made a motion to approve proposal # 140407-2. Joyce seconded and the motion carried.
- Proposal # 140414-1 – Chuck made a motion to approve proposal # 140414-1 for \$7,435. Naren seconded and the motion carried.
- The Board elected to consider proposal # 140414-2 for real stone veneer around the water feature at a later date.
- Chuck made a motion to approve proposal # 140409 for \$10,925. Joyce seconded and the motion carried.
- Chuck made a motion to approve proposal # 140414-2 for \$6,923. Vicky seconded and the motion carried.

Financial

Chuck gave the financial reports.

Chuck asked Greg why the reserve contribution for March was \$100 more than was budgeted. Greg explained that the bookkeeper caught this error and the payment for April is for \$100 less than the budgeted amount so as to make up for the March overpayment.

Management

Greg gave the Manager's Report.

Old Business

1927 Seasons – There was some discussion as to the status of tree plantings near this address. Greg will follow up with Edgar at Gothic.

Mailbox Paint Test – Greg reported that his contact at Dunn Edwards recommends working something out with Two Guard because the new paint is not holding up on the mailboxes. A cash settlement may need to be worked out. Greg will work on this.

New Business

Election of Officers - Naren nominated Catherine to be President. Chuck seconded and the motion carried.

Joyce nominated Naren to be Vice President. Chuck seconded and the motion carried. The Board unanimously nominated Chuck as Treasurer and Vicky as Member-at-Large. Naren nominated Joyce to be Secretary. Vicky seconded and the motion carried.

Homeowners addressed the Board about traffic safety concerns.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies; bids for water feature archway stone and lighting.

The meeting was adjourned at 8:39 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Annual Meeting &
Board of Directors Meeting
March 20, 2014

President Catherine Balderas called the meeting to order at 7:07 p.m.

Also present:

Chuck Moore, Board Member

Randy Nemecek, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Annual Meeting

Greg reported that because there were not enough homeowners present by ballot or proxy to establish a quorum, the Annual Meeting could not be held. (193 are required; only 125 were received.) Randy made a motion to count the ballots that were submitted and tally the top five vote getters, then the Board can decide how to proceed. Chuck seconded and the motion carried.

Minutes

Chuck made a motion to approve the executive session minutes of the February, 2014 Board Meeting. Randy seconded and the motion carried.

Randy made a motion to approve the regular session minutes of the February, 2014 Board Meeting. Chuck seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the March, 2014 meeting. Catherine seconded and the motion carried.

Homeowner Business

Ralph and Terry Fierro, *1927 Seasons St.*, addressed the Board regarding their proposal to replace their garage door, which was declined by the D.R.C. at their March 4, 2014 meeting. They presented photographs of the proposed door, as well as other, similar, doors in the neighborhood. Chuck made a motion to approve the request. Randy seconded and the motion carried.

Gene Rubino, 3311 Soft Whisper Court, addressed the Board regarding his proposal to paint his garage door that was declined by the D.R.C. at their March 4, 2014 meeting. After reviewing Mr. Rubino's proposal, Chuck made a motion to approve the Mocha color for the garage door. Randy seconded and the motion carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

Spring is here and with it comes the many colors of the blooms we have throughout the community. From the Roses, Bougainvillea, Abelias, Raphiolepis and many more. We have successfully installed four new "test" controllers for the community. The first being:

Rainmaster- The web based controller has been operational since March 10th and has registered a usage of gallons used to date. From install both controllers have been communicating and emailing me every time any one station registers a flow in excess of the set points that had been designated for it. This is and will continue to be instrumental in keeping us alerted on any breaks in the system. We have been able to make a total of 8 repairs thanks to the alerts provided any time there was improper flow registered.

The second set of controllers installed was:

ET Water: Controllers were installed March 5th, controller was unsuccessful in communication, a higher range antenna was installed on the 19th, and controllers has great features but has had issues with some of the firmware not been able to communicate. We are waiting flow adjustments from controllers to really be able to gauge effectiveness.

The third and final set of controllers are:

The Rain bird IQ: Controllers will be installed March 24th, These have taken longer to set up as new products were ordered and a special account needed to be set up and downloaded on a computer to manage the system. The plus side of this system is Rainbird has taken it a step further and offered to change out a complete set up on a controller and providing all new Irrigation parts to better manage the system, new spray heads, rotors, pop- up rotors, impacts to allow for a greater savings on water usage. We are excited to test this system soon and gauge all the effectiveness of it.

- During the recent rains, we had a custom lot wash off some dirt that ended on the slope behind 3726 young wolf. We were out same day cleaning it out and set sand bags. Proposal to re-grade area and extend v-ditch.
- Color was installed at all entries.
- Plants were installed throughout the HOA, Oaks were transplanted and are doing well.
- We completed the second wave of planting for February and March all plant material is doing well... More to come...

- During the recent wind storm we had a large Oak tree that Up-rooted in the center median, we were able to prune it back and re set it. We also set large guide wires to help support the weight.
- We will be able to provide an accurate measure on the 3 different “Smart controllers” that will be installed at Big Sky along with a data sheet for each one to illustrate the functionality. Water applications will be tested along with their effectiveness to be able to function with a small water window.

Randy reported the vacant lot at the end of Lost Canyon and Erringer may not be owned by the HOA, and there is very sparse vegetation, yet there are sprinklers in this area that run for 15 minutes per day. Edgar will look into shutting off those sprinklers.

Financial

Chuck gave the financial reports. The operating account balance is \$1.086 million. The reserve account balance is \$2.276 million.

Chuck presented a proposed budget for the 2014/2015 fiscal year. Chuck anticipates that the association will spend approximately \$80,000 more than will be collected in dues. However, because the Association has a substantial cash balance in the operating account, he does not recommend increasing dues at this time. Randy made a motion to approve the proposed budget. Catherine seconded and the motion carried.

Management

Greg gave the Manager’s Report.

Greg is still waiting on the proposal for the stucco repairs at the water feature.

Old Business

New Business

Chuck made a motion that—consistent with the Board’s actions from prior years—the three incumbent Board members and two new candidates will be appointed to the Board for one-year terms. Randy seconded and the motion carried. Officers will be elected at the April meeting.

Executive Session Adjournment Summary

The Board discussed / addressed the following:

The meeting was adjourned at 8:36 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 20, 2014

Greg Moses called the meeting to order at 7:03 p.m.

Also present:

Chuck Moore, Board Member

Randy Nemecek, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Carl Celery, Irrigation Manager for Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the revised regular and executive session minutes of the January, 2014 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the February, 2014 meeting, with revisions. The motion was seconded and carried.

Landscape

Edgar, of Gothic Landscape, gave the following report:

Spring is around the corner and with it comes our time to really accent the many color of the array of blooms we have throughout the community. From the Roses, Bougainvillea, Abelias, Raphiolepis and many more. We hope through our winter pruning techniques all of our plants blossom well. Water is our focus for the months to come so we have been working closely with our in house Water expert, Simi Valley Senior Landscape Super , Len Marquowits, as well as the water purveyor to maximize on our usage while maintaining a conscious observation on the draught we are in. Water purveyor has informed me that we might be able to move from a \$25.00 rebate per zone to a \$50.00 rebate per zone. Which could potentially translate to \$80,000 in rebates for the upgrade of a new system. We are working out details on caps set by the program.

- We have completed fertilizing all the lawns throughout the community.
- Met with John Deer sales rep and discussed testing two controllers on our biggest site and worst reception to analyze pros and cons of systems. This demo is a \$7,000 project but we were able to negotiate a no charge for sixty days trial.
- We will be requesting the same from Rain Bird and Et water to have an accurate measure of all systems.

- Met with Rick- Homeowner on Sentinel to go over planting of common area. Proposal was generated for section
- We have a new irrigation manager that will be assisting me with an irrigation audit to come up with ideas and solutions to be efficient with usage.
- We completed the first wave of planting for January all plant material is doing well... More to come...
- We will have more planting areas for March board meeting with visual images to show progress.

Edgar, Carl and Samuel from Gothic Landscape addressed the Board regarding three irrigation systems that will be tested over the next several months. Rainmaster, Rainbird and E.T. Water will supply the controller systems at no charge to the Association so as to test the performance of each system. The Rainmaster system will be installed in approximately 6 weeks (~200 feet south of Eagle Flight and Lost Canyon, where cell phone reception is weak). After all systems are tested, Gothic will report back to the Board and make their recommendation as to which system performed best and offer a proposal at that time.

Edgar spoke with the Water Purveyor and he explained that the rebates could be increased to \$80,000 (from 40k). There will be at least a 10% savings in water usage; but likely closer to 20% savings. Carl estimated the components should last between 6 and 10 years.

The Board requested that Gothic revise bid # 130708-2 so that it only reflects installing plant material in HOA-owned areas.

Chuck made a motion to approve bid # 140212-1 for \$927. Randy seconded and the motion carried.

Chuck made a motion to approve bid # 140214-1 for \$4,725. Randy seconded and the motion carried.

Chuck made a motion to approve bid # 140217-1 for \$1,380. Randy seconded and the motion carried.

Chuck made a motion to approve bid # 140217-2 for \$1,975. Naren seconded and the motion carried.

Chuck made a motion to approve bid # 140217-3 for \$1,462.50. Naren seconded and the motion carried.

Chuck made a motion to approve bid # 140218-1 for \$1,200. Randy seconded and the motion carried.

Committee Reports:

Greg asked Chris if she would speak with Parks and Recreation about patrolling the trails and site people for not cleaning up after their pets.

Financial

Chuck gave the financial reports and stated that the delinquencies have come down another 3%. The total outstanding amount owed to the HOA is now roughly \$381,000; this is down from a high of approximately \$600,000.

Chuck reported that there is an outstanding balance of \$9,500 from owners who still owe the HOA for their share of the fence painting project.

Chuck reported that when costs associated with the Shea suit and Oak trees are removed, the HOA is over budget by roughly \$110,000; this is due largely to water costs.

Management

Greg gave the Manager's Report. Most items were executive session-related.

Chuck asked Greg to obtain competing bids to make stucco repairs at the water feature.

Old Business

Water Feature Maintenance – Greg explained that the Board is still reviewing bids for maintenance.

New Business

Greg explained that information would be distributed to homeowners soon about paying HOA dues electronically.

Greg will follow up on the Stan Pac landscape repairs in Glen Meadows. Kathy says this has not yet been addressed.

Chuck reported that a rep. from the city will be at the next meeting to discuss the Eucalyptus trees that will be installed between the community and the land fill.

A homeowner discussed a letter from a law firm that he received regarding a potential class action lawsuit against the developer. The Board is not involved in this.

Executive Session Adjournment Summary

The Board discussed / addressed various homeowner violations/fines and delinquencies.

The meeting was adjourned at 8:34 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
January 16, 2014
40 W. Easy St. # 1,
Simi Valley, CA 93065

President Catherine Balderas called the meeting to order at 7:07 p.m.

Also present:

Chuck Moore, Board Member

Randy Nemecek, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Edgar Trinidad, Gothic Landscape

Samuel Ambriz, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the November, 2013 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes, and their decisions, from the January, 2014 meeting. Naren seconded and the motion carried. (The Board directed Greg to inform an owner who expressed concerns about flies to direct inquiries on this matter to the city.)

Landscape

Edgar of Gothic Landscape gave the following report:

Edgar distributed proposal packets to the Board that contained updated bids from 2009 (no action had been taken on these at that time due to the Shea lawsuit). Chuck made a motion to approve the following bids: 140113-1, 140113-2, 140113-3, 140113-4, 140113-5. Randy seconded and the motion carried.

Edgar reported he is working on a proposal for a central irrigation system that would utilize many components from the original Maxicom system. This system could save the Association a considerable sum of money in water-related irrigation costs over many years. This would also make the Association eligible to receive rebates from the water district. Edgar will present a more detailed proposal at the February 2014 meeting.

Edgar and Naren reported they have been taking inventory of the Association's current landscaping condition and will present recommendations for future enhancements, particularly around the water feature and Goldstone.

The Board discussed an Association tree near Erringer and Peregrine that was recently damaged by a vehicle. Edgar reported that he was waiting to hear whether the HOA's insurance was going to pay to replace the tree. Greg will follow up with Edgar on this, as the fence has already been repaired.

1700 Peregrine Court – The homeowner discussed that he would like to install a gate at his property to access the adjacent land that is owned by Waste Management. The Board recommended that he contact the city and Waste Management, and that this did not involve the HOA.

Financial

Chuck gave the financial reports.

Chuck reported that the outstanding balance owed to the Association is down to its lowest level in several years; water usage is higher than budgeted, year-to-date, due to the hot, dry weather conditions; the settlement payment from Shea has been received.

Management

Greg gave the Manager's Report.

Old Business

Catherine reported that the HOA's Holiday Party and Lighting Contest were both successful and resulted in high homeowner turnout and participation.

After reviewing proposals for water feature maintenance, Chuck made a motion to accept the bid from *Under the Sea* for a one year contract (with the HOA having a "30 day opt-out" provision), provided that all chemicals are, in fact, included in the bid price. Randy seconded and the motion carried. Greg will look at prior bills to see how often the Association was billed by the contractor for labor hours.

Greg reported that a contractor (Fence Factory) is currently surveying the split-rail fences and posts so as to provide a cost and timeline estimate for future maintenance/repairs.

New Business

Randy reported receiving complaints from owners about vehicles engaged in late-night, high-speed racing on Lost Canyon on multiple occasions. As such, Randy suggested that management petition the city about installing a four-way traffic signal at Lost Canyon and Legends, and also to lower the posted speed limit to 35 or 40 mph on Lost Canyon.

Greg will write a letter to the city about these matters, and he will outline all of the Board's concerns.

The Board discussed a recommendation from Randy that management should send a certified letter to any owner who is going to be fined on a daily basis for ongoing, uncorrected violations before such fines begin accruing. No action was taken on this recommendation.

The Board answered questions from the audience on speaker cards.

Executive Session Adjournment Summary

The Board discussed and addressed various homeowner violation notices and fines, as well as the status of several delinquent current, and former, homeowners.

The meeting was adjourned at 8:57 p.m.

Minutes taken and transcribed by John Snee of GM Management.