

Big Sky Homeowners' Association
Board of Directors Meeting
October 15, 2015
Offices of GM Management
40 W. Easy St., Suite 1
Simi Valley CA 93065

President Victoria Johnson called the meeting to order at 7:01 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Mustafa made a motion to approve the regular and executive session minutes of the September, 2015 Board Meeting. Joyce seconded and the motion carried.

Vickie made a motion to approve the DRC minutes and decisions from the October, 2015 meeting. The motion was seconded by Naren and carried.

The landscape committee minutes were not included in the packet, so they will be reviewed and approved at the next meeting.

Landscape

Austin, of Gothic Landscape, gave the following report:

- Update on median turf conversion project. All work has been completed. At this time we are monitoring plant health during their establishment period. Our punch list includes observing plant health, providing additional nutrients as needed, applying supplemental water, making irrigation adjustments per seasonal factors, and pruning away dead growth to encourage new growth. A certain amount of mortality should be expected as plants are getting acclimated to new conditions/environments. As these plants are spotted, they will be replaced under warranty.

- Rebate Status- at this time we've been granted an extension. Our deadline for processing all paperwork and documentation is December 8th. We will be photo documenting the site next week. These photos will then be submitted for final review/approval. Once approval has been given from So Cal WaterSmart, a rebate check of \$25,000 will be issued to the HOA. Landscape Architect has conducted an initial review and signed off on all plants being appropriately installed per plan. We will be scheduling a meeting with the City of Simi Valley for their final sign-off as well.
- Landscape Committee meeting was held on September 22nd. Conversations were focused on moving forward with the monument replanting project. Committee shared their input on a desired planting pallet. Designs were generated for small, medium, and large sized monuments. Our proposal for this work is included in your Board packet.
- Riparian and basin area clean-ups have been completed. This work was provided at no charge to the HOA. These areas will continue to be monitored throughout the potential El Nino season.
- Over the course of this past month, we have received some light rainfall. We've noticed that some of the Russian thistle in the fuel modification areas has begun to re-sprout. In consideration that we want to maintain a safe fire barrier for the Community, we will be seeking the Fire Captain's input as to whether or not this presents a concern. Should it be deemed an issue, we will gladly re-service these areas up to the standard recommended by the Fire Captain.

End of Report

Steve reported the wood chips have been installed, but they are going to install more at no extra charge to the Association.

Vickie reported that she has noticed excessive water runoff near the rose plants by the Glen Meadows. Steve will make adjustments to the irrigation system.

Proposal #Big Sky 10.1.15 – This bid for the monuments planting has been discounted by \$18,050. As such, Naren made a motion to approve the bid, totaling \$38,950. Joyce seconded and the motion carried.

Proposal #Big Sky 10.15.15 – Chuck moved to give Naren final authority to review and approve this bid for the installation of split rail fencing and plant material between the water fountain and D.G. paths to prevent pedestrian access to water. Joyce seconded and the motion carried.

Bid #Big Sky 9.17.15 – This proposal for irrigation repairs due to a recent auto accident was previously submitted, but has been revised to include plant material for a total price of \$740. Chuck moved to approve the revised bid, but the work is not to commence until after the fence repairs have been completed. Mustafa seconded and the motion carried.

Austin reported there has been some minor vegetation growth in the fire clearing areas around the community after the recent light rain, but they are monitoring this to ensure this does not become problematic.

Greg reported he received the storm water inspection reports from the engineering firm and that they have been forwarded to the city for approval.

The board discussed with Gothic the details of recent irrigation repair bills, and why labor was charged when labor is supposed to be included for these repairs in the monthly maintenance contract rate. Jimmy reported that only the labor for repairs made due to normal wear and tear is included. The labor for mainline breaks, which is not considered normal wear and tear, is not included. Jimmy will include more detail descriptions in the invoices detailing when and why labor costs were incurred. Greg asked Jimmy to please indicate on the invoice whenever there was labor for which there was no charge.

3446 Sweetgrass – The homeowner requested that Gothic remove the native vegetation in the common area near his property. The board reviewed photographs of the area submitted by the owner; Gothic indicated the appearance of this area looks similar to other native-growth areas in the community, and that such plant material serves to reduce slope erosion near storm drains. Naren and Steve reported they would look at the homeowner's concerns and report back to the board.

2292 Swift Fox Court – The owners requested that the HOA turn on the Association's irrigation system that waters the two slopes on their property. The board directed Gothic to turn on the irrigation and to maintain these slopes, in accordance with the Association's governing documents.

The homeowners also requested that the board waive a recent fine they received for a dog barking complaint. They reported their dogs are not barking excessively. After discussion, Joyce moved to waive the fine. Naren seconded and the motion carried. The board asked the owners to attend the executive session to discuss such matters in the future.

Financial

Chuck gave the financial reports.

Chuck reported the board is attempting to recover fees spent by the HOA on four water meters for which the Association was erroneously billed over the prior nine years. These meters belong to the city.

Management

Greg gave the Manager's Report.

The board directed Greg to send a letter to the owner of lot 370 with a 30 day deadline to pay his account current.

Old Business

The board reviewed a bid from the Gate Keeper to make repairs at the Copperstone gate, but declined to take action because no problems have been noticed or reported to management.

Fence Repairs – The board directed Greg to obtain bids to make the repairs for the next phase of fencing. Greg will also ask that the contractors include weather-proofing in their bid.

New Business

DRC – Joyce made a motion dissolve the DRC and to cancel the monthly meetings on the 1st Tuesday. Instead, the Board will assume the duties as the DRC and the DRC meetings will be held each month at 5:30 PM on the 3rd Thursday (before the executive session meeting). Chuck seconded and the motion carried.

Flood Insurance – After discussion, Vickie moved to approve the bid for the policy from Tim Cline that would cover the Glen Meadows streets in the event of a flood. Joyce seconded and the motion carried.

Glen Meadows – Chuck presented the revised Glen Meadows Steering Committee charter to Cesar Garcia. Mr. Garcia will review the charter before signing.

Greg reported that General Paving Maintenance (GPM) reviewed and agrees with the estimated repair and replacement costs for the Glen Meadows streets that are in the reserve study.

The board requested that Cesar ask the architect contractor to revise his proposal to reflect that Big Sky HOA, and not Glen Meadows, is the contracting party. Chuck moved that, once this correction has been made, Naren is authorized to sign the contract on behalf of the board, once the board reviews and approves the contract. Joyce seconded and the motion carried.

Chuck moved to turn account #639-1 over to SBS for the filing of a lien. Vickie seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: delinquencies, Gothic's contract, the DRC and Glen Meadows.

The meeting was adjourned at 8:00 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 17, 2015
Offices of GM Management
40 W. Easy St., Suite 1
Simi Valley CA 93065

Greg Moses of GM Management called the meeting to order at 7:10 p.m.

Also present:

Victoria Johnson, Board Member

Chuck Moore, Board Member

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

New Board Member

Greg Moses announced that the board appointed Victoria Johnson to fill the board seat vacated by Jay Sucher. Since Vicki was made Board President, but hadn't received the meeting packet until that evening, she requested that Greg Moses chair the meeting.

Minutes

Chuck made a motion to approve the regular and executive session minutes of the August, 2015 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the September, 2015 meeting. The motion was seconded and carried. (The board discussed that item #1 makes reference to a missing note. Greg will follow up with Joyce White about this.)

Chuck made a motion to approve the landscape committee minutes and decisions from the September, 2015 meeting. The motion was seconded by Naren and carried. Mustafa requested some formatting changes to future meeting minutes.

Landscape

Austin, of Gothic Landscape, gave the following report:

- Update on median turf conversion project. At this time, all turf has been removed. Areas have begun to be replanted. As plants are installed, drip-line is being ran with the plants for proper spotting and application. After planting and irrigation work has been completed, the area is then being dressed with a layer of mulch. We expect to be completed with all of the work by the end of the month. For completed areas we are already observing a significant reduction in run-off and avoiding excess water on highly trafficked streets.
- Had our first Landscape Committee meeting on August 27th. Priority for this month was to rehab fountain area/main monument. We successfully completed this work and are pleased with the outcome. Work was done at no charge to the HOA. Committee to meet again in the next few weeks to lay out a plan for planting each Village monument.
- New detail rotation and staffing plan has been rolled out with Landscape Committee approval. Plan calls for 3 teams to service property as opposed to previously using 2 teams. Map provided overviewing schedule rotation.
- Through the course of our detail rotation, our crews are removing diseased plum trees. To date we have removed 59 trees along Erringer, Lost Canyons, and Legends. Still many more trees in need of removal.
- In preparation of upcoming El Nino season, drains are being inspected and cleaned on a regular basis. Steve has personally inspected the swale basins and riparian areas. We have prepared a proposal for Board review outlining our recommended clean-up of debris and potentially obstructive plant material for such areas near Glenmeadows. Other areas have been deemed to be in satisfactory condition. We will continue to monitor these areas in advance of the expected El Nino.

End of Gothic's Report

Jimmy reported there are a total of 17 workers on site, Monday through Friday, including irrigation technicians.

Proposals –

Big Sky 9.15.15 (Cleaning Natural Drainage Areas & Tunnel Drain Mouths at Glenmeadows): The board discussed that the scope of this work should have been included in the regular maintenance contract. Jimmy explained that the basin clearing was not included in the contract. Chuck recommended that, because the grass has been removed from the medians and those areas no longer require as many maintenance man-hours, the drain cleaning on this proposal should be completed at no charge to the HOA. Jimmy reported he will look into this and get back to the board.

Big Sky 9.17.15 (Irrigation Repairs from 9-11-15 Auto Accident): Naren reported there is also damaged irrigation where the auto accident occurred. This will be submitted to the insurance company. Greg reported the driver of the vehicle has been uncooperative.

Irrigation Repairs – Chuck addressed Gothic regarding the high irrigation repair bills over the prior two months. The bills need more detail about where the repairs occurred. Jimmy explained that Gothic charges for the materials and the man hours to replace the broken components; the HOA is not billed separately for the hours required to locate any such leaks. Jimmy reported that future invoices will be itemized. The board indicated this will require further review if the next irrigation repairs bill is also higher than normal.

A homeowner in Glen Meadows reported there is a lack of maintenance behind her home. Gothic will look into this.

In response to homeowner questions about the plants being installed in the medians, Chuck explained that the city has the final say over the plant selection; the city owns the medians, but the HOA must maintain and water them.

In response to homeowner questions, Jimmy explained that Gothic warranties the plants they install for as long as they are on contract (Acts of God, notwithstanding).

In response to homeowner questions, Jimmy reported the Bougainvillea at the water feature is a work in progress.

The board explained that the landscape committee is working closely with Gothic on the implementation of improvements at each of the village monuments. Naren thanked the community for their patience, as this new direct oversight process has only recently been implemented. Chuck reported there has been a noticeable decrease in the amount of weeds in the community.

Greg asked Gothic to review the small hill at Iolite and Legacy. He said that the lot looks better but still has major bare areas that need to be filled in. Jimmy reported that Gothic is planning to install lantana. Greg reminded them that all work done on that lot was to be at Gothic's expense. Jimmy agreed.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Greg reported that the new codes have been entered at the Glen Meadows gates, and that the old code is still working, for now.

Greg reported that the Association has received \$360 in reimbursements from the city for the erroneous billings on four meters. More reimbursements are expected.

Fence Post on Erringer – In response to questions from the board, Greg reported that the contractor is still waiting for parts to arrive before he can make the repairs to the damaged center post at Peregrine. The parts are expected to arrive within the week. Greg will give the driver who damaged the fence 10 days to respond to his request for her insurance information before looking at legal avenues. Greg will also check with the DMV for any information about the driver.

Old Business

Glen Meadows – In response to homeowner questions, Chuck reported that the majority of Glen Meadows owners voted in the recent straw poll to approve the formation of the Glen Meadows Steering Committee (GMSC). As such, Chuck moved to authorize the creation of the GMSC, to be chaired by Cesar Garcia and to include Steve Alkana, Lisa Barbarossa, Lubna Kidess and Mike Johnnie. Naren seconded and the motion carried. Chuck moved to appoint Naren Jhala to the GMSC. Mustafa seconded and the motion carried.

Chuck explained that the committee has been appointed by the board and is empowered to represent the board; the meetings must be properly noticed and open to all owners and the minutes must be presented to the Big Sky board for review and approval. The committee is empowered to make recommendations to the board. Any and all spending decisions must be approved by the Big Sky board before any such funds are spent.

Chuck reported that he spoke with Association Reserves, and that the board's policy is that enough reserve funds must remain on hand to address a "worst case scenario," and that this leaves up to \$100,000 to be spent on any requested capital improvements that are approved by the Big Sky board. There was some discussion between the board and owners about what metric should be used to gauge the appropriate level of funding. Some Glen Meadows homeowners felt that far more than \$100,000 should be allocated for Glen Meadows improvements. Greg Moses explained that the Reserve Study is designed to bring the Reserve Fund down to 100% funded in 30 years, and that the monthly contribution to the Reserve Fund is based on that plan. Any major unanticipated expenses or withdrawals would throw the plan completely off track, which would mean that the monthly contribution, and everyone's dues, would have to be significantly increased to put the plan back on track to meet the 30 year goal.

New Business

The board discussed the Association's solar panel standards regarding exposed pipes. Any such pipes must be painted to match the background color of the home.

The board reviewed bids from various engineering firms to evaluate the tunnels. Greg recommended M3 Civil because he has had good experience with them previously. Chuck moved to accept the bid from M3 and to empower Greg to negotiate the best price, not to exceed \$4,250. Mustafa seconded and the motion carried.

No Trespassing Signs at Water Feature – Chuck moved to authorize Greg to proceed with ordering the signs. Vickie seconded and the motion carried.

Greg reported that he walked Erringer and Falcon and marked the posts and rails that need to be replaced. Chuck told Greg to obtain bids to have these replaced, to include waterproofing for any new rails.

The board reviewed and signed the engagement letter from CPA Ron Stone. Chuck reported that Ron Stone corrected that were raised.

Homeowner Comments

Lisa Barbarossa, 2662 *Castlewood*, requested that the Big Sky board and the GMSC work together amicably to address the concerns and requests put forward by the Glen Meadows community.

Executive Session Adjournment Summary

The Board discussed / addressed the following: The status of lot 370; board policy regarding any GMSC funding requests; appointing a new board member.

The meeting was adjourned at 8:29 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 20, 2015
Offices of GM Management
40 W. Easy St., Suite 1
Simi Valley CA 93065

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

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Norm Mendenhall, HoN

Homeowners per sign-in sheet

Minutes

Jay made a motion to approve the regular and executive session minutes of the July, 2015 Board Meeting. Chuck seconded and the motion carried.

Jay made a motion to approve the DRC minutes and recommendations from the July, 2015 meeting. The motion was seconded and carried.

Landscape

Austin, of Gothic Landscape, gave the following report:

- Median turf removal work has commenced. We are on schedule to have all turf removed by Friday, September 4th. Following completion of turf removal, irrigation will be fully converted to drip-line and new plants will begin to be installed. This work will be done in sections and completed simultaneously. City is weighing in on plant pallet and will render a final decision on approved varieties within the next week.

- As previously mentioned, color pockets throughout the Community have been spent. We have proceeded with removing all color at each monument sign. Given the current water restrictions, we'd advise against replanting new color during the summer. An alternative option to consider may be to plant a perennial such as ivy geranium in its

place. Ivy geranium will offer color bursts at village entries and will survive better under current water restrictions. Proposal is pending Board review.

- During our detail rotation this past month, we've incorporated checks of the drain basins to ensure trash and excessive debris are not accumulating. This is something that Steve is personally spearheading to be sure no issues persist.
- Finally, we've been working through an assessment of water bills from January 2014 to current use. In the process of this audit, we uncovered a handful of meters strictly dedicated to City areas. These meters have been paid for by the HOA and should be the responsibility of the City. We are here for any additional support and follow-up on this issue as needed.

****This concludes the report from Gothic****

The board instructed Gothic to do a better job addressing the weeds throughout the community.

Chuck reported landscape updates will be posted to the Association's website to keep the community informed of developments.

Steve Montanez reported the fire breaks have been completed and signed off by the Fire Department.

Chuck reported it was discovered that the Association has been paying for water used to irrigate city-owned property. Steve Montanez reported he confirmed with the Water Department that the Association should not be paying for this water, and would give Greg Moses the meter numbers. Greg will contact the city about correcting this. The board instructed Greg to attempt to recoup any fees previously paid by the Association for this water.

The board expressed dissatisfaction with the appearance of the recently installed plants that were to be installed at all of the monuments; the \$40,000 invested in this project should have yielded far better results.

The board discussed that, going forward, Gothic will be required to present design layouts with their proposals so the board can better monitor the project and confirm the finished product conforms to the approved proposal.

Naren reported the Landscape Committee has been reviewing the landscape in the villages, and that the committee members will spend more time with Gothic in their respective villages so as to more closely monitor their work. He also suggested that the Association should purchase and supply any new plants, and that Gothic would install and maintain them (after confirming the plants are approved by the city and included on the Association's approved plants list).

No further landscape improvement proposals will be considered by the board until the Landscape Committee has had the chance to review the full scope of any proposals.

The board and several owners discussed dissatisfaction with the condition of the landscape. The board discussed with Gothic the current work schedule and number of crewmembers maintaining the landscape. Greg Moses reported the number of workers appears to have been reduced from 15 workers per day, 5 days per week, to far fewer. Gothic reported there are usually two teams of 6 maintenance workers (yellow vests), 2 irrigation technicians (orange vests), and the supervisor, as well as brush clearing works on site, but that oftentimes these workers will not be visible from the streets.

Gothic agreed that weekly reports should be submitted to keep the community apprised of the work that is being done.

Austin reported their soil amendment tests for improved water retention along Falcon are ongoing.

The board and Gothic also discussed plans for the Bougainvillea at the water feature. It has been determined that the plants are not being damaged by the chlorine. The Landscape Committee will review whether the plants should be reinstalled in the pots around the feature.

Several owners in the Glen Meadows community reported that Gothic's maintenance crews have not been seen around the community and requested that this be corrected. Also, it was reported that several sprinklers were not working and that there was excessive weed growth in many areas.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

The board discussed that there was recently police activity at the water feature, and that new signs will be installed to discourage loitering trespassing, etc.

The board discussed that an owner who previously requested that the Association pay ½ of the costs to paint the fence behind his home was informed by Greg that, because there was no common area behind the fence, and that it runs between two private lots, the Association will not pay for any portion of the painting.

Old Business

Split Rail Fences – Norm Mendenhall addressed the board to explain how to read his recently completed fence evaluation report. Norm will refine the report to better identify the highest priority repairs per the board's request and resubmit.

Paradigm Suit – The board discussed the upcoming trial against Paradigm Property Management.

Glen Meadow – The board discussed that, after consulting with the Association’s attorney, each and every owner in the Glen Meadow community should be sent a letter from the Big Sky HOA asking if the Glen Meadow owners approve of the members selected to represent them in the steering committee. The letter would also indicate that, if a majority (50% + 1) of the owners agreed that the steering committee may represent them, then there is a possibility that a special assessment of an undetermined amount may be applied to all Glen Meadow owners in order to pay for the requested capital and landscape improvements. The method by which the steering committee was previously selected cannot be recognized by the Big Sky board; ballots must be mailed to all Glen Meadows owners.

Cesar Garcia of Glen Meadow requested that the Big Sky board authorize the expenditure of \$5,000 to hire an architect to prepare a rendering of the proposed capital improvements to show to the Glen Meadow owners. (There was some discussion by owners in other villages regarding the allocation of funds to improve their neighborhoods, as well.) The board denied Mr. Garcia’s request, and determined that no such funds would be spent until, a) the Glen Meadow community recognizes the steering committee, and b) there is some indication that the Glen Meadow community would approve of a potential special assessment to pay for capital improvements.

The board denied Mr. Garcia’s request that the Association send the query letter prepared by Mr. Garcia to the Glen Meadow community. The letter will be written and sent by the Big Sky Board, but it will emphasize that the Glen Meadow owners would not be voting at that time to approve a special assessment; but rather, they would be voting to approve the selected Glen Meadow steering committee members to speak on their behalf, and that there is a possibility that a special assessment may be necessary if the community votes later to proceed with the capital improvements.

Cesar reported he would distribute his letter to the Glen Meadow homeowners on his own. He will state in his letter that the official correspondence will come from the Big Sky Association. Cesar will provide a copy of his final letter to Greg. Chuck moved to prepare and send the ballot letter to the Glen Meadow homeowners. Joyce seconded and the motion carried. In light of Jay Sucher’s announced resignation from the board, Chuck moved to appoint Jay as a committee of one to assist in writing the letter. Naren seconded and the motion carried.

New Business

Jay Sucher announced that he is resigning from the board, effective immediately.

Chuck asked any owner who is interested in serving on the board to contact Greg Moses, and that the board would be appointing a replacement for Jay’s seat since we are between election cycles.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations and delinquencies; Gothic's contract; the establishment of the Glen Meadow steering committee and their subsequent requests.

The meeting was adjourned at 9:02 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 16, 2015
40 W. Easy St. Suite #1
Simi Valley, CA 93065

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

Also present:

Chuck Moore, Board Member

Mustafa Sarwari, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Jay made a motion to approve the regular and executive session minutes of the June, 2015 Board Meeting (with typo corrections). Chuck seconded and the motion carried.

Jay made a motion to approve the DRC minutes and recommendations from the July, 2015 meeting. The motion was seconded by Chuck and carried.

Landscape

Austin Walker from Gothic Landscape gave the following report:

- Preparation for the median turf conversion project is underway. Irrigation for all turf zones within the medians has been shut-down for the last month. Bubblers have been run to trees located within turf zones from neighboring planter zones to be sure these trees continue to receive supplemental water. Given the drought restrictions and warmer summer weather, many median trees will begin to show signs of stress as they're receiving less water than they are accustomed to. This is a normal reaction as these trees are conserving energy. This type of early dormant appearance for certain tree species (such as Sycamores) is common throughout much of the Greater Simi area and is becoming the "new normal". Overall trees are healthy though and should recover nicely once cooler weather returns.

- At this point we are ready to begin the turf eradication and replanting phase of the conversion project. We've brought samples of recommended plant material with us this evening. Once plant varieties are confirmed/approved by the Board, we will place needed orders with our suppliers and schedule out the work accordingly.
- Color pockets throughout the Community are reaching the tail-end of their expected life-spans. As existing color withers out, we will begin to remove it from the beds. Given the current water restrictions, we'd advise against replanting new color during the summer. An alternative option to consider may be to plant a perennial such as ivy geranium in its place. Ivy geranium will offer color bursts at village entries and will survive under current water restrictions.
- During our detail rotation this past month, we've been addressing the many overgrown morea iris. These plants are beautiful when fully established; however, need to be rejuvenated at times with hard cutbacks. This cycle of pruning will help the morea re-flush with new and vibrant growth in the coming weeks.

It was reported that the Oak tree at the corner of Erringer and Lost Canyon is struggling, but that if it makes it through the summer, Steve Montanez thinks it will probably survive.

Several homeowners discussed whether to keep grass or to move forward with the conversion to drought tolerant landscape in the medians. A majority of those owners in attendance agreed that it was best to move forward with the drought tolerant conversions.

There was also discussion as to whether the plants that will be installed are in conformance with the Association's governing documents. This will be reviewed by the board.

Several homeowners reported there is dead grass near the sidewalk along Lost Canyon at the Glen Meadows. Austin and Jimmy from Gothic reported that, in some locations, the valves controlling the median irrigation also control the irrigation along the sidewalks, and that this would be corrected.

Austin from Gothic reported aeration will be performed and soil amendments will be added to the grass near Falcon.

The board and several owners discussed the level of performance provided by Gothic. Several Glen Meadows owners expressed displeasure with the quality of landscape in the Glen Meadows community. Jay reported the board will hold Gothic accountable for correcting these problems.

A Glen Meadows owner at 2662 Castlewood reported the shrubs behind his home need to be trimmed.

Jay discussed the status of the potted plants around the water feature. Steve Montanez reported this is still pending.

Steve Montanez reported the overgrown trees behind the home on Sweetgrass have been addressed, and that trenching and root excavation were performed.

The board discussed that the City of Simi Valley recently approved a certain type of artificial turf for use in city-owned landscape areas, and that board might consider using the same turf for any future conversion projects.

Financial

Chuck gave the financial reports. Chuck reported the CPA will be conducting the audit and that all owners will receive copies of his report, shortly.

Management

Greg gave the Manager's Report.

Greg reported that Norm Mendenhall will attend an upcoming meeting to explain the results of his recently submitted fence inventory report.

Old Business

New Business

Glen Meadow Community Concerns –

Several Glen Meadow owners discussed concerns regarding the parking of prohibited vehicles on the private streets. Greg Moses explained the Association's enforcement policy and requested that owners contact him if they notice vehicles parked in violation of the Association's rules. Jay also discussed various ideas for addressing parking violations.

Cesar Garcia from the Glen Meadow community addressed the board regarding owners' concerns about the quality of the landscape, common area architecture, and the condition and appearance of the entrances to the community. Mr. Garcia displayed a slide show presentation and distributed handouts to those in attendance, documenting these concerns.

Mr. Garcia reported that a steering committee of 5 Glen Meadow homeowners was elected at a recent Glen Meadow community meeting where 16 of 54 homes were represented to discuss strategies for improving the entire architectural element of Glen Meadow, including the landscape, hardscape and gate entrances.

The steering committee requested that Big Sky HOA pay to rehabilitate the landscape, and that the costs for capital improvements be shared by Big Sky HOA, through the use of “excess accumulated reserves,” and the Glen Meadow community by issuing a special assessment, if necessary, against the residents in Glen Meadow, only.

The board directed GM Management to change the general gate entrance codes at the Glen Meadow entrances.

Jay made a motion to recognize the Glen Meadow Steering Committee (GMSC) that will interact with the board. The members will be Cesar Garcia, Lisa Barbarosa, Lubna Kidess, Mike Johnnie, Steve Alkana. Mustafa seconded and the motion carried. (Cesar will forward the committee members’ contact information to Greg Moses.)

Because several members on the Big Sky DRC are also Glen Meadow residents, there would be a conflict of interest if the DRC were the body designated to meet with the GMSC. As such, board members Naren Jhala and Joyce White will be the designated representatives to meet with the GMSC to discuss the design statement of work. (Naren will contact Joyce about this.)

Jay made a motion to approve the allocation of Big Sky HOA funds, not to exceed \$25,000, to hire a licensed architect for this project. Naren seconded. After further discussion, Jay rescinded his motion. The GMSC will obtain a third bid from a different licensed architect.

The board discussed the topic of excess reserves for Glen Meadow and the methods used by the GMSC to calculate these figures. The board agreed that further research is required before making any decisions to approve the expenditure of HOA resources in the pursuit of the committee’s stated goals.

The board decided that the Association’s attorney must be consulted to review the legal issues surrounding the possible levying of a special assessment on the Glen Meadow owners. Also, the CPA and Association Reserves must be consulted about whether any such excess reserves can be allocated for non-reserve items (capital improvements). .

Cesar Garcia reported the GMSC will draft a letter to survey all Glen Meadow owners to determine the level of support for the possible levying of a special assessment to contribute to the suggested capital improvements. This letter will be forwarded to the Big Sky board and, once approved, will be mailed to the Glen Meadow owners.

Speaker Cards

Chris Malyszek, *1964 Lakota*, discussed the median grass removal project, and suggested that this be reconsidered in light of the predicted el Nino rain season this winter. Chuck explained that the grass was sprayed with herbicide and is dead. Jay explained that even with a strong el Nino winter, there very well may still be drought conditions and

legislation in place that would limit watering days, and that the board is concerned with long term sustainability.

Steve Alkana, *4368 Copperstone*, addressed the board regarding parking enforcement, and explained that large trailers, RVs and boats are being parked on the street near his home for long periods. Greg Moses explained that he conducts weekly patrols and requested that owners report when prohibited vehicles are parked for longer than 48 hours.

Aaron Babit, *4391 Copperstone*, addressed the board regarding landscape concerns and that trees in the medians appear to be dying. Gothic explained that the trees are not dying, and that they are being closely monitored. He also discussed potential flooding concerns regarding the wash next to his property. Gothic will inspect this area.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 18, 2015

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

Also present:

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Joyce White, Board Member

Chuck Moore, Board Member

Greg Moses, GM Management

Austin Walker & Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

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

The DRC meeting minutes were not available.

Landscape

Steve reported that the plants at the water feature are struggling due to the chemicals in the water. He doesn't think there is any plant that he can install there, or any supplement that can be added that would allow plants to survive. They will try putting a cover over the pots, around the base of each plant to see if that helps. They will also try taking the bougainvillea out every month or two and replace them with new plants, and then rotating the two groups of plants.

The fire clearance has been completed.

Steve has been keeping track of the 46 controllers in the HOA. He handed out a report showing run times and the volume of water. He adjusts this every day.

Gothic mentioned a product called Coolterra that could cut the water usage by 50% by keeping the moisture in the ground. The material costs approximately \$4,000 per acre, plus labor to aerate and to apply the product. They estimated that Big Sky has approximately 3 acres of turf throughout the HOA. Once the product is applied, it is permanent and does not have to be reapplied again. Gothic will apply the product to a test area, free of charge.

Gothic asked if the turf reduction project is still on the table. The maximum rebate has been reduced to \$25,000. Joyce made a motion to approve Gothic's proposals 4.17.15 for \$10,000 and # 4.16.16 for \$167,675 for the median strips. The motion was seconded and carried.

Chuck made a motion to go ahead with replacing the landscaping that was damaged by the car accident. The motion was seconded and carried. GM is waiting for the police report to become available to the public and will file a claim with the driver's insurance company.

Manohar Garapti, 3446 Sweetgrass raised the issue of common area trees, the roots of which he feels are invading his property. Steve Montanez has checked it out from the common area side of the homeowner's wall and can see no problem. Steve agreed to get together with the homeowner and view the problem from inside the yard.

Gothic submitted the following Landscape Report:

All approved proposals from May's Board Meeting have been completed with the exception of the gazania planting. That work is scheduled to start June 19th.

Revised MWD turf conversion guidelines have been confirmed. Max rebate amount, (for projects exceeding 25,000 sq. ft. of turf), is now capped at \$25,000. HOA's may only apply one time per year, (fiscal year running from July 1st through June 30th). Need to determine desired approach / scope of work for fiscal year.

Irrigation adjustments to heads, nozzles, and run times are ongoing. "Wet checks" are still being utilized by our technicians, however, mostly during the morning hours. This is to ensure plants are receiving proper coverage while also identifying broken heads in need of repair.

Captain Ferber has signed off on this year's brush clearance / weed abatement. The HOA is in 100% compliance with the fire department guidelines.

Summer is upon us. Some plants may begin to show signs of stress during warmer weather. We will be diligent in our observations, especially of young plant material, to help provide supplemental water where and when justified.

Committee Reports

Jay mentioned that there was a Landscape Committee that was formed but has not met.

Financial

Chuck gave the financial reports for the year-end. The figures will be distributed to the homeowners in the form of the annual audit.

Management

Greg gave the Manager's Report. He is still gathering bids from engineers to perform the required storm water device inspections.

The contractor is scheduled to conduct the fence inventory, with photos, the week of June 22nd. The same contractor is working on refurbishing the Glen Meadow call boxes this week, (June 15-19).

Greg has called and left messages for Mike Hoolihan regarding the alleged infringement on Edison's easement by the block wall surrounding it, near 1782 Peregrine. Hoolihan is not returning his calls. Greg had Gothic check the various utility walls around the HOA, but they have no way of knowing whether or not they are encroaching on Edison's easement. Greg said that we'll have to just wait and see if Edison raises the issue anywhere else, but thinks this is a very rare occurrence.

Greg checked with the City to see if the lot next to the water feature has every been subdivided. The lot is in the process of being subdivided now, but it is not part of the HOA.

Old Business

New Business

Homeowner's Comments

No speaker cards were submitted.

Executive Session Adjournment Summary

In Executive Session the Board discussed delinquencies including one lot that has never paid dues as it wasn't known that the lot was part of the HOA.

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
May 21, 2015
40 W. Easy St.
Simi Valley, CA 93065

President Jay Sucher called the meeting to order at 7:10 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Board Member Change

Jay Sucher announced that Victoria Johnson resigned from the board, and that the board voted to appoint Mustafa Sarwari to fill the open seat because he received the next highest vote count at the annual meeting.

Minutes

Jay made a motion to approve the regular and executive session minutes of the April, 2015 Board Meeting. Joyce seconded and the motion carried.

Jay made a motion to approve the DRC minutes and decisions from the May, 2015 meeting. Chuck seconded and the motion carried.

Landscape

Austin, of Gothic Landscape, gave the following report:

- The Monument planter rehabilitation project has been completed. New plants are in the ground and roses are being transplanted to the slopes along Erringer near the fountain/entrance to the Community. After 1-2 growing seasons, monument plants will flourish and fill in nicely. The goal is to maintain these plants in such a manner that they do not impede on sign legibility.
- Proposal "Big Sky 3.24.15" to install vines at bottom of Erringer leading up to the Fire Station (to cover exposed areas of the wall) has been completed.

- Irrigation adjustments to heads, nozzles, and run times are 50% complete. You may notice our irrigation technicians performing “wet checks” during the day. This is to ensure plants are receiving proper coverage while also identifying broken heads in need of repair.
- Turf conversion rebate program (as well as ALL rebates) is currently on hold from MWD. Their Board will be meeting on Tuesday, May 26th to determine how much funding will remain available, IF the program will continue, and what the guidelines will be for who can apply/how much turf can be removed. Will keep the Board and management in the loop on feedback received after the 26th.
- Finally, fuel modification/fire clearance through 40 acres has been completed. All fire clearance will be completed by next weekend (by May 30th).

Gothic confirmed the fire clearing will be to 200 feet from all structures.

Jim D’Angelo reported the weed problem around the community is being addressed and progress is being made; next year, a pre- and post-emergent program is being put in place to better control any future weed growth.

The board discussed that the lot at the end of Big Sky Place is being subdivided; this may require HOA approval. Greg reported he would research this.

The board and homeowners discussed the following with Gothic: water has been pooling along the parkways near Glen Meadows; Gothic needs to confirm that irrigation valves have been shut off in those areas not in need of watering; adding more Mutt Mitt stations; the landscape maintenance cycle and posting the schedule on the HOA website; an increase in the number of snails on sidewalks.

The board and several homeowners discussed the mural paintings and plants at the water feature and whether to make any changes to the design layout and plant selection. The board agreed that the design plan should be more 3 dimensional and flourishing. Joyce proposed that Bougainvillea be installed in multiple pots at the water feature.

Proposals –

Chuck made a motion to accept proposal *Big Sky 5.6.15*. Joyce seconded and the motion carried.

The board decided to postpone consideration of proposal *Big Sky 5.7.15*.

The items in proposal *Big Sky 5.19.15* have already been addressed, so the bid was declined.

Chuck made a motion to approve proposal *Big Sky 5.21.15*. Joyce seconded and the motion carried.

Chuck made a motion to approve proposal *Big Sky 5.22.15*. Naren seconded and the motion carried.

Chuck made a motion to approve proposal *Big Sky 5.23.15*, (Succulent Installation for Fountain Pots), modified to include Bougainvillea, and not to exceed \$650. Joyce seconded and the motion carried.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

The board discussed a letter from Edison regarding power box accessibility. Greg reported he would ask Gothic if there are other areas with potential easement obstructions.

Jay asked Greg to include in future manager's reports any updates regarding the city's requirement that an engineer be hired by the Association to inspect the detention basins twice per year

Old Business

The board discussed that no homeowners have volunteered to serve on committees that would research what would be necessary to install amenities such as pools and/or tennis courts in the community.

Glean Meadows Callboxes – Chuck made a motion to approve the bid from H.O.N. to clean the callboxes. Joyce seconded and the motion carried.

Fence Evaluation – The board discussed the proposal from H.O.N. to make a photographic inventory of the common area fences and compile a report with a repairs priority list. The board agreed that some kind of tracking system would need to be established so as to ensure that repairs are not duplicated unnecessarily. Chuck moved to engage H.O.N. to perform the fence survey. Naren seconded and the motion carried.

New Business

The board discussed a homeowner's request that various improvements be made in the Glen Meadows community. This owner was not in attendance at the meeting.

Delinquencies

Account 223-1: Chuck moved to proceed with a small claims action to recover payments/fees owing to the Association. Joyce seconded and the motion carried. The board directed Greg to send one final letter with a firm deadline to comply prior to filing the action.

Chuck made a motion to turn the following accounts over to collections for the filing of a lien for non-payment of HOA assessments: 100-1, 357-1, 374-1 and 752-1. Jay seconded and the motion carried.

Homeowner Comments

Jane Shtern, 3505 *Sweetgrass*, was present and addressed the board about a dispute with her neighbor regarding her trees and their party wall (her neighbor was present in executive session, but not regular session). Jay recommended that both parties consult with specialists and try to come to an amicable resolution since a wall failure would be a shared responsibility. Greg Moses will provide Ms. Shtern with the original landscape plan she submitted to the DRC so she can review for compliance. Ms. Shtern reported that both party walls on either side of her home are leaning in the same direction, and that no cracks have been observed at her property near the trees.

Steven Melton, 1935 *Lakota*, addressed the board regarding accumulated fines for trash can violations. This was addressed further in executive session.

Mr. Melton also asked if the board would consider allocating HOA funds to install a community swimming pool. Jay explained that this has been addressed at prior meetings and that the board requested that homeowners volunteer to form a committee to research this further, but no one has volunteered.

Rick Kleidosty, 3435 *Sentinel Ct.*, addressed the board regarding the painted murals at the water feature. He asked that they be painted over because they are not in keeping with the theme of the community. The board and other owners discussed whether there were strong feelings among the community one way or the other. The board reminded the homeowners in attendance that Gothic's bid to install Bougainvillea in pots around the water feature was approved.

Rick also addressed the board regarding the poor level of service from Gothic. He offered to join a committee and work with Gothic to help improve service. Chuck reported that the board addressed these concerns with Gothic during executive session. Jay recommended forming a committee to facilitate feedback and better communication between the board and the rest of the community, and to make recommendations for landscape improvements. Chuck moved to form the landscape committee with Naren, Rick Kleidosty and Sada Dokuru as members. Joyce seconded and the motion carried.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
April 16, 2015

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

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

The board members introduced themselves and their new offices to the owners in attendance.

Minutes

Jay made a motion to approve the corrected executive session minutes of the March, 2015 Board Meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the corrected open session minutes of the March, 2015 Board Meeting. Joyce seconded and the motion carried.

Joyce made a motion to approve the DRC minutes and decisions from the April, 2015 meeting, with revisions. The motion was seconded and carried.

Landscape

Austin, of Gothic Landscape, gave the following report:

- The 100 yards of mulch that was approved at the March meeting to be placed around tree-wells along Erringer Road & Lost Canyons Drive has been installed. It was determined that more mulch will be needed to deliver the desired look for the Community. That said Gothic will be installing another 100 yards of mulch at no additional charge. This will be completed prior to May meeting.
- The Monument planter rehabilitation project has commenced. Planters have been demo'd and prepped for new planting. Fountain monument planter has been completed to showcase new look/plant pallet. Remaining monuments to be completed by May meeting.

- Proposal “Big Sky 3.24.15” to install vines at bottom of Erringer leading up to the Fire Station (to cover exposed areas of the wall) is scheduled to commence in coming weeks. Work to be completed prior to May meeting.
- As expressed at prior meetings, combating excessive weed growth continues to our number one priority. The amount of weed growth we have experienced throughout early 2015 is not typical. It was brought on by unseasonably warm weather as well as spontaneous/intermittent rain. We have directed the majority of our detail rotation to focus on weed removal and have reached a better level of compliance throughout the main sections of the property. We will further combat these weeds by re-cycling through the property and applying pre and post emergent to help deter weed groupings from re-sprouting/resurfacing. By the end of April, the Community should notice a marked difference in the amount of weeds present.
- With the recent announcement by Governor Brown that further water use reductions are needed/ eminent, we have been assessing the property in search of smart opportunities for conservation. One such opportunity is to remove sections of turf that are not highly trafficked or commonly used by residents and converting them to low-use drought tolerant plantings. Target conversion areas include the turf around the fountain as well as turf patches in center medians (along Erringer, Falcon, and Lost Canyons). By swapping sections of turf for drought tolerant plants, we are confident we can hit targeted water savings requested by Governor Brown.
- Finally, pots at entry fountain are halfway completed. For the time being, a few bougainvillea vines have been installed. Open for discussion on the best course of action moving forward to complete planting in these pots. Suggestion was raised at March meeting to possibly pursue painted walls that mimic vibrant plants. Happy to support either initiative once confirmed.

Pending proposals:

Board approved Fountain & Median Turf Conversion Proposals to take advantage of available rebates.

The board discussed the water rebate programs offered through bewaterwise.com. In addition to removing turf from the medians, the board discussed the possibility of removing the turf from the sidewalk parkways in various areas throughout the community at a future date.

The board discussed with Gothic the deteriorating condition of the landscape throughout the community, particularly the excessive weed growth, as well as the apparent reduction in the number of workers in the maintenance crew. Jimmy reported the crew size may

fluctuate based on current need and weather conditions. Austin reported that sometimes workers are brought in on the weekend, when necessary.

Gothic agreed to provide field reports showing the man hours worked per month and committed to a marked improvement in the appearance of the landscaping within two weeks; weeds will be removed throughout the community and the cracks in the sidewalks will be sprayed.

The board will leave it to Gothic's discretion as to where the transplanted rose bushes will be installed.

Steve Montanez reported fire clearing will begin on May 1.

Proposals –

After discussion, Chuck made a motion to accept proposals *Big Sky 4.16.15* and *Big Sky 4.17.15* and to authorize Gothic to apply for the rebates and to start the work upon confirmation the rebates are approved. Naren seconded and the motion carried. Jimmy from Gothic reported they would oversee the application process from start to finish. The estimated time to complete the project is two months; the irrigation maintenance costs for the new drip system are expected to be equal to, or less than, the current system. Jimmy confirmed that a separate crew, and not the regular maintenance/irrigation personnel, will complete these projects.

Financial

Chuck gave the financial reports and discussed the 2015/2016 operating budget that was approved at the March, 2015 meeting, as well as the differences between operating and reserve funding.

Financial information packets prepared by Chuck were handed out to the homeowners in attendance.

Chuck reported that the HOA recently received an electric bill for the street lights in Glen Meadows. Standard Pacific had previously not informed the board that the Association is responsible to pay for this lighting.

Management

Greg gave the Manager's Report.

The board requested that Greg ask Gothic to attend executive session at the May, 2015 meeting.

Old Business

Fountain Work – Chuck moved to conditionally approve the bid to paint the murals on the fountain archways, provided a second bid is obtained, and the first bid is priced lower than the second bid. Vickie seconded and the motion carried.

New Business

Account #166-2 – Greg reported that an investor is interested in purchasing title to this HOA-owned property. Chuck made a conditional motion to sell the property to Tatonka for \$3,000, provided the note on the delinquency report indicating the property went to sale on 4-2-15 and is now an R.E.O. is in error. Joyce seconded and the motion carried.

Earthquake Insurance – The board discussed reviewing the earthquake policy to make sure all necessary items are included in the coverage. Greg reported this was recently addressed by agent Tim Cline. The board is confident the earthquake coverage is comprehensive.

Homeowner Comments

The board and homeowners discussed ways to conserve water and save on irrigation costs in light of the drought. Chuck reported that the water bills are lower since the smart irrigation system was installed. Other topics included the level of service from Gothic and how often the board seeks competitive bids from various contractors.

Praveen K. Sontha, *4059 Eagle Flight*, suggested exploring whether vacant land in the community could be purchased by the Association to be used for certain amenities such as a community pool, or tennis courts; he also suggested that a vote of the membership be taken to see what amenities should be considered and if they would be willing to pay a special assessment. Jay explained this could be done, but it would be very expensive and time consuming. Jay requested volunteers to form a committee to research this. No one volunteered

Jose Perez, *4118 Eagle Flight*, suggested looking into installing a tennis court at the city-owned dog park. Jay requested volunteers to form a committee to research this. No one volunteered. Mr. Perez also asked about the cost to replace the concrete fences.

Steve Medina, *2090 Legacy*, reported he completed a ride-along with Steve Montanez from Gothic to review the landscaping, and addressed those in attendance with suggestions for installing drought tolerant landscaping and low-water-use irrigation.

Rick Kleidosty, *3435 Sentinel Court*, addressed the board regarding the poor quality of the landscape maintenance. Jay suggested that the board give Gothic a time period within which to improve their performance.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Annual & Board of Directors Meeting
March 19, 2015

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

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Annual Meeting

Greg Moses announced that the annual meeting could not be called to order because only 142 ballots out of the required 193 were received; therefore, no quorum was established.

Minutes

Chuck made a motion to approve the regular and executive session minutes of the February, 2015 Board Meeting. Joyce seconded and the motion carried.

There were no DRC minutes presented.

Landscape

Steve Montanez, of Gothic Landscape, gave the following report:

- All planting that was approved at the February 18th Board Meeting has been completed. This includes the additional planting within the villages. We've also executed the fertilization proposal, removed the agreed upon Redwood trees, and planted Monterey Cypress trees in their place. The Monterey Cypress have been provided with supplemental hand-watering to help ensure their successful establishing. The calibration for the irrigation pump and motor connected to Controller #19 will be completed on March 24th (located at the end of Lost Canyons). Finally, the mulch installation is scheduled to start at the beginning of April.
- Our main challenge throughout February and early March was addressing excessive weed growth. This amount of weed growth is not typical for this time of year. It was brought on by unseasonably warm weather as well as

spontaneous/intermittent rain. The combination of warm and wet days led to a boom in weed development. We directed the majority of our detail rotation to focus on weed removal and have reached a better level of compliance throughout the main sections of the property. Areas remaining to be addressed are on the outer edges of the community near natural areas. We have these areas on schedule to be serviced by the middle of April.

- Monument planters have “seen better days”. The existing color is well past its expected life span. We recommend having the color pulled for the time being until a decision is reached regarding our monument rehab proposal. In the meantime, this will leave bare/exposed areas at each monument. May be good timing though in light of the monument painting project.
- To help coordinate efforts, we will do our best to accommodate needs as they arise from the monument painting project. We have provided a full monument prep service as part of our monument rehab proposal.
- Finally, pots at entry fountain are halfway completed. For the time being, a few bougainvillea vines have been installed. Open for discussion on the best course of action moving forward to complete planting in these pots.

Pending proposals:

- Monument Planters Rehab- #Big Sky 3.19.15
- Median Turf Conversion Proposal (soon to come)

Steve reported that the flow study audit is now complete.

Vickie reported there is an abundance of weeds in front of the Glen Meadows sign.

The board discussed painting plant murals and using bromine on the monument walls, inside the archways.

Steve reported the bougainvillea is being damaged by the chlorine in the water feature.

Greg reported there are flowers growing on the dirt mound at Iolite and Legacy, but it's sparse. Steve reported there may be more flowers that will bloom. Steve recommended waiting until the next meeting before making any decisions about the next course of action.

Steve reported that he stopped the crew from using weed whackers and switched to hand pulling. He will increase the amount of chemicals being used to help weed abatement and will apply it to the cracks in asphalt and concrete, as well.

Landscape Proposals –

Proposal “Big Sky 3.19.15” – Chuck made a motion to accept the proposal and to do it in two parts: as the old plants are removed the new plants will be installed at the HOA monuments; the old plants to be removed as soon as possible; all this to be coordinated with the contractor who will be painting the monuments. The Magnolia tree intended for the Copperstone entrance will be removed from the proposal. Vickie seconded and the motion carried.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager’s Report.

Homeowner Comments

Old Business

HOA Monument Paint Bid – Chuck made a motion to negotiate a contract with Ernie Romero for between \$7,740.00 and \$9,850.00 and try to negotiate a 10 year warranty; if the warranty will be increased from 7 years to 10 years, \$9850 will be an acceptable price. The work is to commence as soon as possible. Joyce seconded and the motion carried.

The board instructed Greg to have Gothic install vines on the wall along the west side of Erringer, south of the fire station.

Greg Moses and Jay Sucher will review the HOA maps to determine which planters on the outside of the lot walls are supposed to be homeowner-maintained and which are to be HOA-maintained.

New Business

Budget – Chuck moved to accept the proposed budget for \$1,786,115.77, effective June 1, 2015. Dues will be reduced to \$179.50 per month for non-Glen Meadows owners; dues for Glen Meadows owners will be reduced to \$238.25 per month. Joyce seconded and the motion carried.

The board noted there was an error in the reserve study that exaggerated the extent to which the HOA was over-funded. With the correction the HOA is still over 300% overfunded.

Catherine discussed that a television production company expressed interest in using the Glen Meadows as a filming location.

Chuck made a motion to turn account # 175-1 to collections. Joyce seconded and the motion carried.

The board discussed that unauthorized repairs were made at the Glen Meadows gate.

Chuck moved to not make a second attempt to hold the annual meeting, and to reappoint the four incumbents (Naren, Vickie, Joyce and Chuck) plus Jay Sucher to a one-year term, based on the tabulation of the votes cast in the ballots that were received. Joyce seconded and the motion carried. Officers will be elected at the April meeting.

The board, GM Management, and the homeowners in attendance thanked Catherine Balderas for her years of service on the board.

Minutes taken and transcribed by John Snee of GM Management.

Big Sky Homeowners' Association
Board of Directors Meeting
February 19, 2015

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

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the January, 2015 Board Meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the DRC minutes and decisions from the February, 2015 meeting. The motion was seconded by Vickie and carried.

Landscape

Steve Montanez, of Gothic Landscape, gave the following report:

- All planting that was approved at the January 15th Board meeting has been completed. The only remaining planting projects are the replanting throughout the Villages as well as the potential monuments redesign. The monuments redesign proposal covers all monuments throughout the property and also includes the Copperstone entry. It is split into two phases. The first phase covers removing plant material and prepping each area for the upcoming painting project. The second phase involves installing new plant material as well as relocating/transplanting existing roses to desired areas. The focus for the monuments redesign is to install more perennial plant material that will not block monument lettering while at the same time reducing the amount of seasonal color needed to fill in each monument planter.
- The Maxicom equipment removal that was approved at January 15th Board meeting has been completed.

- The inspection/service of all irrigation pumps throughout the property has been completed. One pump was found to be in need of additional service (at Eagle Flight & Lost Canyons). Proposal has been submitted for the Board's review.
- The dirt "hill" at Iolite St. & Legacy Dr. has been re-hydro-seeded. Some plants from the last application have started to show towards the bottom of the hill. We are hopeful the additional seeding will help fill in the upper areas. Onsite Supervisor, Steve is closely monitoring the irrigation to be sure it's properly applied as to avoid excessive watering which may wash the seed out. If needed, manual hand-watering may be used for best control/results.
- Irrigation 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. Through the Winter, we've been able to reduce irrigation use by nearly 2/3rds. New plantings have been closely monitored during this time and have been receiving hand-watering as to achieve a "deep-soak" that will help their roots establish. By hand-watering, waste from irrigation spray has been reduced (since regular irrigation is not run as often). Steve has been monitoring the effectiveness of the irrigation through regular soil samples showing the saturation level.
- Flow sensing audit is 90% complete. Should be wrapped up in the next 7-8 work days. The welcomed rain set our audit back slightly as we don't run the system during rain or shortly after due to the amount of saturation. That way water use is maximized (and waste is avoided). Flow can only be assessed while system is running. We are setting parameters, controller by controller, that are flagging any leaks or faulty equipment (ie. Broken heads). This allows our irrigation techs to have more timely response to correct these issues. This has help contribute to the significant water savings this Winter.

Pending proposals:

- o Monuments Redesign
- o Planting for the Villages (approved)
- o Eagle Flight & Lost Canyons Pump Repair (approved)
- o Mulching Tree Wells (approved)
- o Removing & Replacing Dead Redwoods (approved)
- o Deep Root Fertilization for Trees (approved)
- o Median Turf Conversion Proposal (soon to come)

Proposals –

Chuck made a motion to approve bid # 1505 for the emergency pump and motor repair at the east end of Lost Canyons. Vickie seconded and the motion carried. Funds to come from reserves.

The board decided to table the monument rehabilitation bid for \$29,900 until the monument walls are painted or re-stucco'd.

Chuck made a motion to approve the Plant Installation Villages bid (Villages A – I) for \$20,610.00. Joyce seconded and the motion carried. (Gothic reported the total price will be revised down, slightly; the prices for the Leonotus plants will be reduced.)

Greg asked that Gothic use bid numbers on their proposals from now on.

Chuck made a motion to approve bid # 1501 (approximately 100 yards of mulch at the base of 200 to 300 trees). Joyce seconded and the motion carried.

Chuck made a motion to approve bid # 1503 (fertilization of specimen Oak and Redwood trees at various locations, mostly along Erringer and Lost Canyons). Joyce seconded and the motion carried.

Jim discussed the idea of removing turf from various medians in order to reduce water usage and to obtain rebates from the water district.

Chuck requested that Gothic investigate the source of excessive water runoff coming from the turnouts on Eagle Flight.

Gothic reported they made an irrigation repair behind 2067 Legacy.

Some homeowners discussed with Gothic concerns about plants being trampled by pedestrian traffic near Silverstar and Legends. Steve from Gothic reported that the plants would be removed and replaced with more durable plant material.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report.

Old Business

Reserve Study – Chuck reviewed the Reserve Study changes with those in attendance and reported that the Association is well-funded. Chuck made a motion to approve the revised Reserve Study. Joyce seconded and the motion carried.

Fence repairs – The board discussed a bid from a contractor to make repairs. Chuck volunteered to create a log sheet and record those sections in need of repairs.

Village Monuments – The board discussed that, according to the Reserve Study, the monuments have reached the end of their useful life, and they appear to be fully funded. Greg reported he would obtain more information about costs involved to replace the lettering on the monuments. Naren made a motion to appoint Chuck to make the final

decision as to the winning bid for the monument refurbishing. Vicky seconded and the motion carried.

New Business

Design Review Committee – Chuck made a motion to appoint Vickie Johnson to the DRC. Joyce seconded and the motion carried.

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

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
January 15, 2015
Location: 40 W. Easy St. #1, Simi Valley

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

Victoria Johnson, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

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

Catherine made a motion to approve the DRC minutes and decisions from the January, 2015 meeting. The motion was seconded by Chuck, and carried.

Landscape

The board questioned Gothic about the charge for \$300 for miscellaneous supplies related to the setup of holiday lights. Steve Montanez stated that he would look into this and report back to GM Management.

The board questioned Gothic about the delay in receiving the rebate check from the water district for the smart irrigation system. Steve Montanez reported that the district sent the check to an incorrect address and the check had to be reissued.

Irrigation Pumps - Steve Montanez reported that the four irrigation pumps have now been replaced and are in full operation. There are 18 pumps that are original; the service history is unknown. Steve reported that the pump on Legacy, at Iolate, operates two different stations; it is damaged and is not functioning properly and should be inspected by a pump specialist. The remaining 17 pumps are operational, but some are having intermittent problems and Steve recommends they be serviced.

Austin Walker reported he will attend future HOA meetings; Steve Montanez will be on-site every day. Juan Guerrero is no longer involved with the account.

The board indicated their approval of Gothic's plan to install perennials to replace some of the color that has died. Steve will look at the water feature and make some recommendations about adding some colorful, durable plants.

Catherine reported the stucco on some of the monument signs appears to be fading; Greg will ask the contractor to review and provide a proposal to repair, where needed.

The Board discussed that they would like to review the HOA maintenance maps with Gothic to see if landscaping should be installed in bare areas. Greg will check with the city to verify ownership/maintenance responsibilities if any questions arise when viewing the map.

Hydro-seeding Hill at Iolate and Legacy – Jim D'Angelo explained that the hill was hydro seeded at the wrong time of year (August); much of the seeding washed away. Gothic will re-seed at no cost to the HOA; 1 gallon plants may be added, as well. It will be watered to get the growth started. This will be started now.

Steve Montanez, of Gothic Landscape, gave the following report:

- Over the past 2 months, our maintenance crews have cycled through the entire property and serviced all common areas. Their work has been focused on removing unhealthy plant material, pruning shrubs, cleaning leaf debris, weed & erosion control, and clearing drains, v-ditches, and swales. Our goal has been to keep the property clean while preparing for new growth/rejuvenation in the not too distant Spring. This new growth will be further boosted by a property wide fertilization at the end of January/beginning of February that will provide the needed foundation of nutrients.
- Existing color at all monument signs and color pockets is nearing the end of its life-span. All color will be removed by the end of January. We are ready to proceed with the next round of color with the Board's blessing. If alternate plans need to be made, we'd be happy to expedite design/plant options with further feedback on the Board's preferred look/theme for monuments.
- The streetscape installation project was continued during the past 2 months. We have completed all approved plantings to the end of Lost Canyons Drive. To date, (245) 24" box trees, (340) 15 gallon plants, (1,163) 5 gallon plants, and (180) flats of groundcover have been installed along Erringer & Lost Canyons.
- Since our last meeting, all programming and flow rate criteria have been entered into the central control system. We are 30% complete with the "Flow Watch" management portion. It's our goal to have 100% of the "Flow Watch" feature complete by mid-February. Part of this process involves independent controller review to ensure "Flow Watch" is operational at each controller. This requires mini-audits of each

controller flagging needed repairs within its stations. All such repairs are being completed as they are reported.

- Irrigation 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. At the present time, we have a solid foundation with no main line leaks or main line repairs needed.
- The Community's collective "Rain Dance" was finally answered as we experienced several showers in December. As a result, we did not need to run irrigation for the majority of the month. This should be reflected with significant savings on your next water bill.

Pending proposals:

- o Removal of old Maxicom equipment.
- o Streetscape planting for Falcon, Legacy and Legends.
- o Annual irrigation pump servicing.

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

Proposals –

Vickie moved to approve bid # BS-1 to service all 18 irrigation pumps for \$5,750. Joyce seconded and the motion carried. Funds to come from Reserves.

Vickie made a motion to appoint Catherine to make the determination to authorize the expenditure of up to \$10,000 to replace one of the irrigation pumps, if necessary. Joyce seconded and the motion carried.

The board discussed that the pricing and scope of work described on the "Plant Installation for Streetscape along Legacy Dr." proposal is not correct. The coverage area should indicate "Milestone to Crosspoint" and not "Milestone to Erringer." The board also requested that the 22 roses be removed. Jim D'Angelo reported that some of the plants were listed with the incorrect (higher) prices; he will make the corrections and resubmit the proposal. Chuck made a motion to provisionally approve this proposal on the condition that these corrections are made to the satisfaction of the board, with the price not to exceed \$20,355. Joyce seconded and the motion carried.

Chuck made a motion to approve the "Plant Installation for Streetscape along Legends Dr." bid for \$21,780. Joyce seconded and the motion carried.

Chuck noted that the Falcon Street bid has incorrect pricing listed for some of the plants. Chuck made a motion to provisionally approve the “Plant Installation for Streetscape along Falcon St.” bid, provided the total price is revised to \$8,265. Joyce seconded and the motion carried.

(Chuck reported that these three plant installation projects will exhaust and exceed the funds received in the Shea settlement that were earmarked for landscape improvements by roughly \$20,000.)

Chuck made a motion to approve Gothic’s proposal to remove the Maxicom stations. Joyce seconded and the motion carried. Gothic will back-fill and seed or sod the area where the Maxicom enclosure near Erringer & Lost Canyons will be removed.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager’s Report.

Greg reported that, according to Ernie Romero, the mailbox numbers have now all been completed.

Old Business

The board reviewed proposals from a second contractor to perform the slurry coating in the 10 cutout lots throughout the Association. Vickie made a motion to approve the bid from GPM. Naren seconded and the motion carried.

Rule Change for Trash Can Fines – Chuck made a motion to approve the proposed rule change to make the fine for trash can violations \$50 on the second offence, and \$50 for each offence thereafter. Joyce seconded and the motion carried.

Jingle Jam –

Catherine discussed giving the firefighters a gift card from the HOA to thank them for their volunteer work during Jingle Jam. Joyce made a motion to purchase a Visa gift card in the amount of \$300 to present to the firefighters. Chuck seconded and the motion carried. GM Management will purchase the card and bill the HOA.