

Big Sky Homeowners' Association
Board of Directors Meeting
November 17, 2016

President Victoria Johnson called the meeting to order at 7:06 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular and executive session minutes of the October, 2016 Board Meeting. Joyce seconded and the motion carried.

Chuck made a motion to approve the DRC minutes from the October, 2016 meeting. The motion was seconded and carried.

Landscape

Steve Montanez of Gothic Landscape gave the following report: It's going to be a wet winter. With the pending rain, the irrigation has already been dialed back and will be reduced another 20%. They are also checking to make sure the drains are clear; pre-emergent herbicides continue to be applied throughout the community; the Oak tree at Erringer & Lost Canyon has been replaced.

Steve and the board discussed the high water bills, electrical trouble-shooting and holiday lights, as well as what the scope of the landscape architect's proposal includes. Steve reported this does not include a review of the proposed Glenmeadow project. Carol will charge her hourly rate to review this and ensure the designs obtained by the Glenmeadow Steering Committee conform to the flow of the landscape in the rest of the community. A meeting will be arranged with Steve, Naren, Cesar and Carol.

Some owners discussed the condition of plants in Glenmeadow and on Erringer Road, as well as that owners appear to be trimming HOA plants without approval, or asking Gothic to trim certain common area plants. Greg asked Steve to direct any such homeowner inquiries to GM Management. It was also reported that a common area fence needs attention on Snowgoose.

Landscape Proposals –

Bid #Big Sky 11.17.16, *Christmas light installation at Fountain / Entry Area* –
Chuck moved to approve this bid. The motion was seconded and carried.

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Glenmeadow Improvements –

Cesar Garcia distributed copies of the Glenmeadow Steering Committee minutes from the November 7, 2016 meeting and the draft project summary to be included with the ballots. Cesar and the board discussed various topics related to the project, including: ongoing discussions with the city about the relocation of the sewer pipe at the Goldstone entrance; from which accounts the funds for the project are being allocated and the cost of different aspects of the project; what type of cameras to use in the security system.

Vicki summarized the process by which the ballots would be sent to the Glenmeadow owners who will vote on whether to approve the project. Chuck reported that he would speak with Public Works about the Goldstone sewer pipe. Cesar requested a meeting be held with the landscape review committee within the next two weeks.

The board and several homeowners in attendance discussed the process for monitoring expenditures during the project. The board explained that if there were cost overruns during construction at the Goldstone entrance, the scope of work at the Copperstone entrance may need to be greatly reduced, including the possible elimination of the faux guard house, so as to keep the project within budget. There was some discussion and disagreement among several owners about whether the process by which information was disclosed to Glenmeadow owners was adequate to properly explain the scope of the project and cost of the special assessment.

Chuck announced that, in light of the concerns raised, the board would delay the mailing of ballots so that more information can be presented to those Glenmeadow owners who have unanswered questions. Instead of mailing ballots by December 2nd and counting the votes at the January, 2017 meeting, an informational letter will be sent to all Glenmeadow owners during the first week of January with an invitation to attend the January meeting where the scope and expected costs of the project will be discussed. Any owners unable to attend will be encouraged to email their questions to GM Management for review at the meeting. A Glenmeadow homeowner in attendance requested permission to write a rebuttal to the project that would be included with the mailing.

New Business

Vicki presented information about Jingle Jam, which will take place on December 16th.

Fence Factory Proposal – Chuck moved to approve the bid for \$8,558. The motion was seconded and carried.

Speaker Cards –

Aaron Babit, 4391 Copperstone, requested that the HOA put up signs in Gleanmeadow on street sweeping days to encourage owners to park off the street. Chuck suggested that the HOA could reimburse Mr. Babit if he were to purchase the signs. He would be responsible to put the signs up and take them down after the sweeping. He also discussed a problem with water runoff and whether it would affect the proposed landscape and architectural improvements.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies and fines; a pending small claims action against an owner for unpaid fines; the Glenmeadows project.

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

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
October 20, 2016

President Victoria Johnson called the meeting to order at 7:04 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the September, 2016 Board Meeting. The motion was seconded and carried.

Vicki made a motion to approve the DRC minutes from the September, 2016 meeting. The motion was seconded and carried.

Landscape

Jimmy, of Gothic Landscape, gave the following report: cooler weather is coming; turf will be fertilized next week; will start to over-seed hot spots when it cools down. Medians are doing well. Now that the mulch is a year old, the irrigation drip lines need to be dug down and more mulch will be added. The Oak tree (west side) on Erringer & Lost Canyons is scheduled to be replaced prior to the November meeting. Gothic is also monitoring the Oak on the opposite corner; it is struggling. The Plum and Redwood trees have been removed (flush cut). The color in GlenMeadow will be changed out, soon.

Jimmy presented the invoice from Carol, the landscape architect. The landscape committee will walk through the community with Carol to discuss the scope of her proposal prior to making a decision on this.

A homeowner complimented the board and Gothic on the appearance of the landscape in the community.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

The board discussed that there are many garage doors, shutters, trim, homes etc. in the community that need paint. This topic will be addressed in Vicki's upcoming newsletter with an eye toward requiring that all owners address these issues by the spring of 2017.

Old Business

Chuck moved to have Guardian Fence install the chain and posts in the cutout area on Legends; just the "parking area" and not the private road leading to Sweet Grass. The motion was seconded and carried.

The board asked John to remind Greg to do the next phase of the fence-walk when the weather cools and get H.O.N. out to address the crooked rails.

GlenMeadow Improvements – Chuck made a motion move forward with sending double-envelope, secret ballots to all GlenMeadow owners via certified mail asking whether they are in favor of spending \$4,000 per home (payable over 4 months) to make the specified landscape/hardscape/entry-gate improvements in the community. This would be payable over 4 months. The ballot will be written and designed by the Big Sky board of directors and will require a "yes" or "no" vote. Proxies are not allowed. The GlenMeadow steering committee may provide a one-page summary of what the improvements would encompass, and this will be included with the ballots. The ballot mailer will be reviewed by legal counsel before sending. Joyce seconded and the motion carried.

Water Feature Noise Abatement – The board discussed the proposal for the installation of the faux rocks at the water feature for noise abatement. The board would like to see clearer pictures of what the rocks would look like before making a decision on this. Chuck recommended paying for this from Reserves.

New Business

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations, fines and delinquencies; contract discussion related to the GlenMeadows improvements

The meeting was adjourned at 7:27 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 15, 2016

President Victoria Johnson called the meeting to order at 7:04 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the August, 2016 Board Meeting. The motion was seconded and carried.

Vicki made a motion to approve the minutes from the August, 2016 Landscape Committee meeting, with corrections. The motion was seconded and carried.

Vicki made a motion to approve the DRC minutes from the August, 2016 meeting. The motion was seconded and carried.

Landscape

Steve and Jim, of Gothic Landscape, gave the following report:

Most, if not all of the plum trees will eventually have to be removed. Overall, the turf and the plants in the medians are holding up well in the heat. The smart irrigation system is being closely monitored and is working well. A leak on Swift Fox was repaired. Some Natal Plums and Red Birds of Paradise were installed to replace the struggling Ceanothus plants at no charge to the HOA. After the pre-emergent has been installed to address weed growth, post emergent will be installed to keep this under control. The v-ditches are being cleared and the plants around the monuments are being pruned. Fertilizer samples have been donated by California Organics and if they prove effective, Gothic may recommend using this product to facilitate plant growth. Soil samples are being taken at Lost Canyon and Erringer to determine what type of Oak tree should be installed after the dying tree is removed. Gothic and the Landscape Committee will review which trees along Erringer should be pruned or removed. There was discussion about drainage at a home on Young Wolf, near Eagle Flight, and whether the affected area is common area, or homeowner-maintained. Gothic will confer with Greg to make the determination

about responsibility for this location. Naren discussed whether the irrigation should be dialed back since the weather is cooling. Steve has not yet done this out of concerns for continuing heat, but he will closely monitor this.

Proposals -

Big Sky 9.2016.1 (Redwood tree removal) – No action taken at this time

Big Sky 9.2016.2 (dormant irrigation system removal) – No action taken at this time

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Glenmeadow Improvements –

Cesar Garcia updated the board and homeowners about the ongoing improvements project. Cesar continues to meet with the city representatives, and that they are in favor of the pavers. The city is also evaluating soil compaction so as to ensure plant viability. They also recommend changing to smaller water meters for cost savings. Cesar reported the city is aware of the installation of security cameras.

Cesar reported that the civil engineer still needs to do calculations to determine the estimated cost to relocate the water line. Cesar estimates it will be late October or early November before the final cost estimates are produced. Chuck and Cesar discussed which items can and cannot be charged back to the Glenmeadow account.

Cesar reported that the architect does not recommend lowering the height of the faux guard houses for aesthetic reasons.

Vicki explained that they cannot install Boston ivy on the walls that belong to the individual owners near the entrances, and also that the landscape plan includes Coastal Oak trees, but that these should be Olive trees. Cesar will check with the architect. Cesar also reported he would instruct the architect to alter the plans so they do not show the details of a neighboring home.

Naren reported that the Association's landscape architect will review the plans so as to harmonize the design with the Big Sky HOA landscape plans. Cesar will contact Naren to coordinate the meeting between Brian and Carol.

Glenmeadow lighting – Cesar discussed changing the overhead street lights in Glenmeadow. Chuck suggested that Cesar contact Edison about this, and authorized Greg Moses to join Cesar on a conference call with the city to discuss this.

Hold Harmless Letter – Vicki moved to have Mustafa sign the Request for Plan Review. Joyce seconded and the motion carried. A copy of the form was given to Cesar for presentation to the city.

New Business

Speaker Cards –

Ted Sylwester, 3391 *Soft Whisper*, addressed the board regarding landscaping at private homes; many owners have let their lawns die.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations and fines, delinquencies; taking an owner to small claims; the Glenmeadow project; fence repairs.

The meeting was adjourned at 8:38 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 18, 2016

President Victoria Johnson called the meeting to order at 7:10 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the July, 2016 Board Meeting. The motion was seconded by Chuck and carried.

Joyce made a motion to approve the DRC minutes from the July, 2016 meeting. The motion was seconded and carried.

Landscape

Steve Montanez, of Gothic Landscape, gave the following report: all the main streets, Legacy and Legends, have been covered with pre-emergent to treat for weeds; Steve described the remaining areas to be addressed. Plants in the medians have recently been replaced. Some utility companies have been marking the streets for upcoming work. The walk through with the landscape committee still needs to be scheduled to review the 15 to 20 trees that will be scheduled for removal. These are in the interior so they do not present a fire hazard. Steve reported all fire clearing zones have been cleared to 200 feet from all structures. The Fire Department has certified that everything is complete and in compliance. Gothic will focus on removing chaparral growth. Steve and the landscape committee discussed various planned improvements. Greg asked Steve to check all the streets for weeds growing up through cracks.

Financial

Chuck gave the financial reports.

Delinquencies –

Chuck made a motion to send lot #743-2 to collections next month if there is no change in status. The motion was seconded and carried.

In accordance with the California Civil Code, these minutes hereby reflect that the board voted to file a notice of default on account #169-1 for non-payment of HOA assessments during executive session at the July, 2016 HOA meeting.

Management

John Snee presented the Manager's Report.

Old Business

It was reported that two fence posts had fallen along Lost Canyon, near GlenMeadow.

The board announced that the next section of fencing to be replaced is between the Dog Park and GlenMeadow.

New Business

Homeowner comments

No speaker cards were submitted. Several owners discussed delinquencies/foreclosures, emergency gates, fallen and cracked fence rails.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations/penalties, contracts related to GlenMeadow entry improvements and delinquencies.

The meeting was adjourned at 7:48 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 21, 2016

President Victoria Johnson called the meeting to order at 7:07 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the June, 2016 Board Meeting. The motion was seconded and carried.

Chuck made a motion to approve the DRC minutes from the June, 2016 meeting. The motion was seconded and carried.

Landscape

Steve Montanez, of Gothic Landscape, gave the following report: The slopes are being fertilized; they're working on medians and installing pre-emergent to control weeds. Next week the crew will be distributing fertilizer on the slopes. The Mistletoe has been removed (99%) from the Oaks and the trees are doing well. They applied a growth hormone and deep watered the heritage Oak, so it should re-foliate and return to normal within two years. They installed the Oak at the pump station on Big Sky Place and the proposal for the contractor has been completed on Big Sky Place. They're cleaning and pruning the slopes. The Oak on Erringer will be installed later in the year. Steve has increased watering so as to protect the plants during the heat waves; there is very little runoff.

Steve distributed a proposal to install trees to replace those that were cut down behind Trego. The board approved the bid for \$6,425.00, but no action will be taken until this is paid by the owner who cut them down.

Some owners discussed with Gothic the driving routes for the irrigation technician; that plant growth is encroaching on the monument sign at Eagle Flight and Lost Canyons; whether certain trees are known for allergies.

Committee Reports

Landscape Committee – Naren announced that there is nothing new to report at this time.

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Closing access to the cutouts – The board announced that they approved a bid in executive session to close off the 11 cutouts in the community to vehicle parking at the city's request.

GlenMeadow Landscape – The board discussed that there is no new information. (Cesar Garcia arrived after the meeting had already ended.)

New Business

Homeowner Comments –

The board and owners discussed the following: lack of cell phone towers in the community; when the trees will be installed between the landfill and the HOA (Greg will follow up with Lorri Hammer at the city); having the city lock a gate by the softball fields.

Delinquencies –

Chuck moved to send account #676-1 to collections for the filing of a lien if nothing changes by August. Naren seconded and the motion carried.

Chuck moved that if things still stand where they are, to send account #543-1 to collections. Mustafa seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations and delinquencies; water feature issues; GlenMeadow contracts; bids for sealing the cutout lots.

The meeting was adjourned at 7:35 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 16, 2016

Greg Moses called the meeting to order at 7:07 p.m.

Also present:

Chuck Moore, Board Member

Joyce White, Board Member

Naren Jhala, Board Member

Greg Moses, GM Management

John Snee, GM Management

Austin Walker, Gothic Landscape

Steve Montanez, Gothic Landscape

Brian Samples, SVPD

Dawn Gray, 4053 Snow Goose, Neighborhood Watch

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the May, 2016 Board Meeting. Chuck seconded and the motion carried.

Chuck made a motion to approve the corrected Glenmeadow Homeowner Steering Committee minutes of the May, 2016 meeting. Naren seconded and the motion carried.

Landscape

Austin, of Gothic Landscape, gave the following report: the annual fire clearing has been completed; the median plants continue to be replaced as needed; pre-emergent has been sprayed in those areas required for weed abatement; fertilizer will soon be applied to the slopes.

Chuck requested that Gothic check the sprinklers on Snowgoose, as there appears to be runoff in the street in the early morning hours.

Steve Montanez discussed the efforts being taken to mitigate the spread of the Oak tree Mistletoe infestation.

Steve reported the HOA has been watering two days per week.

The board and some owners discussed the condition of the medians near Glenmeadow and that some plants at some of the village monument signs need trimming.

The board reported that the landscape architect, Gothic and the landscape committee will meet soon to further review the landscape enhancement plans.

Proposals –

Big Sky 6.13.16 (Mistletoe removal on Oaks) – The city will not permit removal of the heritage Oak trees, but trimming can be completed. Naren moved to accept the proposal. Joyce seconded and the motion carried.

Big Sky 6.14.16 (Remove and replace dead oak at Big Sky Place) – Naren moved to accept the proposal. Joyce seconded and the motion carried.

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Fence project – Greg reported he is waiting for the final bid from the fence contractor for the next section of the fence repairs.

Dawn Gray, 4053 Snow Goose, discussed that the first Neighborhood Watch meeting will be held the week of 6/20/16. She also discussed the upcoming neighborhood party to be held at the park on Falcon. Greg recommended that the planners of this event obtain city permits.

New Business

Car Crash at Lost Canyon and Erringer – Greg reported that he has opened a claim with the insurance company he is waiting for the police report.

Cutouts – The board reviewed the bid from Guardian Fence to install poles with chains to prevent people from parking in the cutouts. Greg reported the city does not want people parking here; these are the vortex access points and must remain accessible for the mosquito abatement service. Greg will ask Lorri Hammer if the HOA can allow parking on Falcon before action will be taken to chain the cutouts closed, as these are used for parking by those who use the hiking trail.

Officer Brian Samples, from Simi Valley PD, addressed the board and homeowners about neighborhood watch, crime statistics and crime prevention.

Chuck reported that Phase III of the split rail fence repair project will commence very soon. The board and some owners discussed the process for identifying which posts and rails need to be replaced as well as the warranty and waterproofing; Greg reported he investigated a homeowner's comments that were made at a prior meeting that some of the newly-replaced rails are already cracked, but he looked at all the fences along Erringer and could not find any.

Collections –

Chuck made a motion to turn account #543-1 over to collections for non-payment of HOA assessments. The motion was seconded and carried.

Joyce made a motion to turn account #291-1 over to collections for non-payment of HOA assessments. The motion was seconded and carried.

Joyce made a motion to turn account #561-1 over to collections for non-payment of HOA assessments. The motion was seconded and carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Delinquencies, violations & fines, a bid to install poles and chains at the cutouts and the fence that was damaged in a recent car crash.

The meeting was adjourned at 8:06 p.m.

Big Sky Homeowners' Association
Board of Directors Meeting
May 19, 2016

President Victoria Johnson called the meeting to order at 7:16 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

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the April, 2016 Board Meeting. Mustafa seconded and the motion carried.

Vicki made a motion to approve the DRC minutes and decisions from the April, 2016 meeting. Chuck seconded and the motion carried.

Landscape

Jim D'Angelo, of Gothic Landscape, gave the following report:

- With the heavy push of spring growth the crews have been busy deadheading the spent blooms on the plant material throughout the community and this will continue throughout the summer.
- Weed removal along with post and pre-emergent applications continue.
- Annual Weed Abatement is in full swing and will be completed by the end of May.
- Additional man power has been brought on to handle the annual brush clearance.
- Turf was fertilized with a blend of fertilizer specifically formulated for Gothic. We are using slow release Nitrogen along with a fast acting Nitrogen to help sustain the green lawn for a longer period of time. The fertilizer also has water polymers that help hold water in the soil longer especially during periods of drought.
- Controller 16 is currently having power issues which are under investigation currently and our findings will be reported to Greg.
- Glendive planting was completed and doing well!!
- Steve will be back on 5/23.

- Our Oak on the corner of Erringer & Lost Canyons is not responding as well as we had hoped. Tree is scheduled for replacement in late October. Planting Oaks at this time of the year gives the trees its best chance of survival.

****End of Report****

Jim D'Angelo also discussed the importance of not topping trees.

Greg asked Jim to supply a written report outlining the trees that were cut and damaged behind Trego by the homeowner. This will be turned in to the Association's insurance along with the police report.

The Erringer/Lost Canyons Oak tree is failing and will be removed and replaced at Gothic's expense. The board directed them to leave the tree in place until it is ready to be replaced in the fall.

Chuck asked Jim for an update on the Mistletoe infestation in the Oak trees. Jim reported that Steve Montanez will update the board on this when he returns on Monday.

Chuck reported there is excessive weed growth in the cracks of sidewalks and streets throughout the community. Gothic will spray post-emergent and pre-emergent in these areas.

Homeowners discussed the condition of plants/flowers in Glenmeadow community and requested that more plants be installed. This area is under review and recommendations will be made by the Big Sky landscape committee.

Jim addressed questions from homeowners regarding apparently leaning trees on Lost Canyons by the Dog Park, as well as concerns from an owner about overgrowth in the arroyo near Legacy.

Jim also addressed questions from homeowners about water savings.

Chuck complimented Gothic on the recent landscape conversions in the center dividers along Erringer and Lost Canyons.

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Glenmeadow Landscape – Cesar Garcia reported that the Glenmeadow Steering Committee meeting took place on May 16, 2016 and that 37 owners were in attendance. It was determined that true guardhouses will not be part of the proposed plans. Instead, they will be decorative features. Cesar explained that the steering committee has three resolutions pending: 1) request an increase in the amount of the contribution from Big

Sky HOA to \$163,000; 2) request that the board authorize the expenditure for the engineering firm to provide a cost analysis (the proposal was presented to the board during executive session); 3) send ballots to all Glenmeadow owners to vote on a special assessment; the amount is to be determined. This must wait until the engineering firm presents their report with estimated costs.

Mustafa made a motion to grant \$9,000 from the Big Sky HOA operating account to the Glenmeadow Steering Committee for the purpose of obtaining the architect's report so as to provide concrete numbers for any required special assessment. Joyce seconded and the motion carried.

The board and several Glenmeadow owners discussed the process for the vote to approve any special assessment, and what information would be included with the ballots, such as "for" and "against" statements.

New Business

Simi Valley Days Parade – The board discussed that the city's parade committee requested input from the community as to whether the homeowners would be in favor of allowing the parade to traverse Erringer Rd., from Lost Canyons toward Alamo Street. Vicki reported that the feedback from Nextdoor.com was negative, and almost everyone in attendance at the HOA meeting was opposed, which confirmed the board's decision to notify the city that the community is opposed to this idea. Greg Moses will inform the city. Greg stated that the city did not say the HOA has veto power over this. They are simply soliciting community input.

Speaker Cards

Jay Sucher, *2067 Legacy*, addressed the board regarding the Simi Valley Days Parade as well as the proposed improvements at the Glenmeadow community.

David Fischer, *3448 Soft Whisper*, addressed the board regarding the ongoing fence repairs along Erringer, Lost Canyons, Legacy and Legends.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Glenmeadow Steering Committee, Landscape Architect contract discussion

The meeting was adjourned at 8:45 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
April 21, 2016

President Victoria Johnson called the meeting to order at 7:02 p.m.

Also present:

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

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vickie made a motion to approve the regular and executive session minutes of the March, 2016 Board Meeting. Naren seconded and the motion carried.

Vickie made a motion to approve the DRC minutes and decisions from the March, 2016 meeting. Naren seconded and the motion carried.

Vickie made a motion to approve the Landscape Committee meeting minutes from the March, 2016 meeting. Naren seconded and the motion carried.

Landscape

Jim D'Angelo, of Gothic Landscape, gave the following report:

- Spring came early this month. The Roses, Bougainvillea, Agapanthus, and ground cover have started to push new flowers and heavy growth. Your Gothic team has approached this with a full head of steam. We have brought on some additional man power and have worked a couple Saturdays to make sure we are staying on top of the maintenance needs of the community.
- The Center Medians are doing very well and a large majority of the plant material is thriving. There are a couple medians that have some plant material that is slowly coming to life and we are watching these closely.
- Pre-emergent application continued along with a post emergent application where needed.
- Additional man power has been brought on to handle the annual brush clearance.
- We experienced some very high winds and overall our trees held up very well. We are continuing to re-tie and re stake trees as needed.

- We are experiencing some heavier weed growth along Legacy and we will knocking these out quickly.
- All the approved proposals were completed.
- Gothic and Landscape Committee met and continued to discuss the landscape improvement plan.
- Proposal being submitted tonight for the initial planning phase.
- *Spring and fertilizer has done wonderful things for the roses throughout the community!!*
- *Gothic will be paying close attention to the flowering plant material and will be dead heading spent blooms timely so that new blooms will come.*
- *The plant material throughout the newly planted medians is doing very well.*
- *We are focusing on weed control and some of the plant material is getting to the point where it needs some minor pruning.*
- *The monument plantings throughout the community are thriving and growing quickly. We will be focusing on making sure signage is visible.*
- It this time again to start the annual fire brush clearance throughout the community.
 - Gothic has brought on additional man power and the project has already begun.
 - Work will be approved by fire department upon completion.
 Our Oak on the corner of Erringer & Lost Canyon is not responding as well as we had hoped.
 - Tree is being scheduled for a warranty replacement.
 - There will be no charge to the HOA for the replacement of this tree.
- Over the next month we are going to continue to focus our efforts on the following
 1. Weed clean up along Legacy parkways
 2. Annual brush clearance to meet fire department requirements
 3. Schedule the replacement of Oak Tree on Erringer and Lost Canyons
 4. Bury exposed drip line along center medians
 5. Assess any need plant material along medians
 6. Dead head roses
 7. Trim monuments

End of Report

Landscape Discussion: Steve Montanez reported that he spoke with the city about the 100+ year old Oak tree at the top of the trailhead on Youngwolf that has been infested with Mistletoe. The city will not permit the tree to be removed, only trimmed. He also explained that the Oak tree on the southwest corner of Falcon & Erringer will be trimmed soon. He will supply documentation to Greg Moses. The board discussed how the watering time per sprinkler station is affected by the different sprinkler heads that are used. Gothic reported they have been installing fertilizer and adjusting the sprinklers to help rehabilitate dry areas.

Chuck requested that Gothic cap any meters that are not being used for irrigation so the HOA is not charged for these. Jimmy will review this and get back to the board. It was

reported that there are three electric meters that have never been used. Greg is researching this with the city. Gothic has installed two boulders at the Swift Fox trail entrance to prevent vehicular traffic. The board discussed that the sprinklers in the medians continue to be converted to drought tolerant irrigation.

Proposals –

Bid #3.2016.1 (Glendive Slope Rehab) – Vickie moved to accept the proposal. Chuck seconded and the motion carried.

Erringer Slope Rehabilitation Project – Naren reported this will be discussed further at the next landscape review meeting. Jimmy will email Gothic’s proposal to the landscape committee for review.

Replace Backflow Device – The board approved Gothic’s proposal to replace the broken backflow device for \$1,575. They will replace this now, but the invoice will be sent after the beginning of the next fiscal year.

The board and management complimented Steve Montanez on his high level of service.

Financial

Chuck gave the financial reports and reviewed the recently completed reserve study.

The board and management thanked Chuck for his work on the study and other financial items.

Management

John Snee gave the Manager’s Report.

Old Business

Glen Meadows Steering Committee – Cesar Garcia addressed the board regarding the committee’s ongoing discussions and meetings pertaining to the improvements/rehabilitation project. Cesar explained there is more engineering and design work that needed to be completed than originally estimated. The committee solicited proposals from four engineering firms and the prices range from \$27,000 to \$29,000 for the engineering costs, alone. The committee estimates the total cost for the rehabilitation/improvements projects will be \$340,000, to include refurbishments at the two entry gates, installation of guard houses, monument signs and landscape improvements.

The costs are divided between repairs in the amount of \$163,000, which the committee requests be paid out of the Big Sky HOA reserve fund, and improvements in the amount of \$171,000 that the committee is recommending be paid by a special assessment of the Glen Meadows homeowners in the amount of \$3,000 per home.

The board indicated that GM Management has been contacted by multiple Glen Meadows owners who expressed confusion and claimed to be unaware of this proposed project. As such, the board decided that a recap letter summarizing the project and anticipated costs would be sent to all Glen Meadows owners via certified mail, with an invitation to attend the May 19, 2016 HOA meeting where any questions would be addressed. This recap letter will be sent prior to the ballots being mailed. The board indicated that the steering committee may review the letter before it is sent to the Glen Meadows owners.

There was some discussion about whether the city would approve the proposed landscape improvements, as submitted, and whether the city would allow guard houses to be installed. More research is required.

The board indicated that, to date, the proposals have not included firm cost estimates from any contractors/engineers, and that such official estimates would need to be reviewed by the board before the request for additional HOA funding can be considered. Further, Chuck explained that the board has not yet decided whether to authorize the extra \$63,000 over and above the \$100,000 the board has already approved for this project. If the board denies the request for the extra funds, further special assessments would be required of the Glen Meadows homeowners. It was also pointed out that in addition to the special assessment, the changes would require additional ongoing monthly expenses, such as guard service, and that these expenses would almost certainly result in an increase in the Glen Meadows monthly dues.

New Business

2016/2017 Operating Budget – Chuck moved to approve the proposed budget and financial information letter to be sent to all owners, with no change in dues. Vickie seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies, violations/fines and legal matters.

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

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
Design Review Committee Minutes
March 17, 2016

President Victoria Johnson called the DRC Meeting to order at 5:38 p.m. Also present:
Chuck Moore, Board Member
Joyce White, Board Member
Mustafa Sarwari, Board Member
Greg Moses, GM Management
John Snee, GM Management
Brian Dahl, 2972 Milestone
Jenny Callender, 3407 Soft Whisper

Brian Dahl, *2972 Milestone*, addressed the board regarding fines that are being charged because his landscape is not finished. This was discussed in executive session at the March, 2016 meeting.

Jenny Callender, *3407 Soft Whisper*, presented a request to paint her home. After review, the committee approved her request.

The meeting was adjourned at 6:07 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Annual Member's Meeting
& Board of Directors Meeting
March 17, 2016

President Victoria Johnson called the meeting to order at 7:00p.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

Steve Montanez, Gothic Landscape

Cesar Garcia, representing Glen Meadows Steering Committee

Homeowners per sign-in sheet

Annual Meeting

Greg Moses announced that an insufficient number of ballots were received, so a quorum could not be established and the annual meeting could not be called to order. The attempt for the annual meeting was adjourned and the regular meeting was called to order at 7:04p.m.

Minutes

Vicky made a motion to approve the regular and executive session minutes of the February, 2016 Board Meeting. Joyce seconded and the motion carried.

Vicky made a motion to approve the DRC minutes and decisions from the February, 2016 meeting. The motion was seconded and carried.

Vicky made a motion to acknowledge receipt of the Glen Meadows Steering Committee minutes from the February 24, 2016 meeting. The motion was seconded and carried.

Landscape

Austin of Gothic Landscape presented the following landscape report:

- Big Sky has experienced over 1.5" of rain over the previous 30 days.
- Center median islands were monitored for bark flowing into streets and everything held up very well.

- Pre-emergent application continued in preparation for the upcoming warmer weather.
- A large majority of the plant material throughout Big Sky had made an early push of growth and our crews have been focusing on pruning.
- We also experienced some heavy winds over the last 30 days and we have re-staked approximately 50 to 60 trees throughout the property.
- Weeding throughout the property continues and will be a main focus over the coming months.
- All the approved proposals were completed.
- Gothic and landscape committee met on 3/1/16 and continued to discuss the landscape improvement plan.
- We met with a landscape architect to discuss the five phase plan, what is needed from the city, and what the expectations of the board/landscape committee are for this project.
- Landscape committee members were present for this meeting.
- We are awaiting proposal from the architect for phase one of the project.
- Initial plant pallet was discussed.
- Architect to provide some additional options.
- Goal is to be compliant with city and use plant material that is best suited for Big Sky.

Big Sky Irrigation System –

- 46 irrigation controllers with flow sensor and master valves – approximate value: \$345,000
- 1250 irrigation valves
- Approximately 70% above grade (slopes) – approximate value - \$2,000 to \$2,500 per station
- Approximately 30% below grade (turf/planters) – approximate value - \$3,800 to \$4,500 per station
- 875 valves @ \$2,500 = \$2,187,500

- 373 valves @ \$4,500 = \$1,687,600
- Total approximate value of complete irrigation system: **\$4,220,000**

****End of Report****

Landscape Discussion Summary – Chuck requested that Gothic supply a report that would show the value of the sprinkler heads. It was discussed that the warranty for valves is 2 to 3 years, but Steve explained that they typically last between 5 and 12 years. The board and Gothic also discussed a possible time frame for replacing lateral lines. This information will all be used to help with the reserve study budgeting. Austin reported he is working on a usage report to compare 2015 and 2016 water usage, and also that they are looking into installing drip emitters. The board and Gothic discussed that switching to drip irrigation in the medians has resulted in substantial water savings. Steve reported that the Silverstar & Lost Canyon plantings have been completed. The board asked Gothic to put a bolder at the trail head at the end of Swift Fox to prevent vehicles from entering. Steve reported that the Oak trees at Erringer and Lost Canyon and the pump station are doing well; however the Oak tree that was planted at Erringer and Lost Canyon roughly 1-1/2 years ago will need to be replaced. The board complimented Gothic on the overall appearance of the landscape.

Proposals –

Bid #3.2016.1 (Glendive Court Slope Rehab) – This will be reviewed further by the landscape committee.

Bid #Big Sky 3.17.16 (Iolite & Griffon Slope Replanting) – Joyce moved to approve the proposal. Mustafa seconded and the motion carried.

Financial

Chuck gave the financial reports. Chuck reported the reserve study is in progress. He will distribute a recommend 2016/2017 operating budget to the board for review in the coming weeks. Greg added that of the 111 people who were on the delinquency report when GM Management took over in November of 2009, only 6 remain on the list. The total number of homeowners on the list currently is 35, several of which are making payments.

Management

Greg gave the Manager's Report.

Old Business

Glen Meadows – Cesar Garcia reported that 10 households were represented at the February, 2016 Glen Meadows Steering Committee meeting, and that option #2 was the

preference of those in attendance. The final proposal, with pricing, will be delivered to GM Management for distribution to the board for review, shortly. The board granted Cesar's request to send copies of the February, 2016 Steering Committee meeting minutes to all 59 Glen Meadows owners, but the board will include a cover letter indicating that the contents of the minutes do not reflect the opinions of the Big Sky HOA. The mailings will be sent certified and the expense will be charged to the Glen Meadows Steering Committee budget.

Chuck suggested that a separate ballot mailing will be sent via certified mail to all 59 Glen Meadows owners after the final proposal with pricing has been reviewed by the board.

New Business

Annual Meeting – Chuck moved to remain consistent with previous board policy and open and count the ballots that were received; the candidates with the most votes will be appointed to the board for another one-year term. There will be no second attempt made to hold the annual meeting. The officer positions will stay the same. Mustafa seconded and the motion carried.

Jay Sucher addressed the board and homeowners in attendance about the Paradigm Management case.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner fines, violations, and legal matters.

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

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Design Review Committee Meeting
February 18, 2016

President Vicki Johnson called the DRC Meeting to order at 5:31 p.m. Also present:
Naren Jhala, Board Member
Chuck Moore, Board Member
Mustafa Sarwari, Board Member
Greg Moses, GM Management
Daniel Kim, 4058 Eagle Flight
Dawn Gray, 4053 Snowgoose
Brian Lafferty, 1861 Seasons + Contractor

Mr. Lafferty's contractor submitted plans for solar panels. He did not have the form signed by his neighbors. Vicki informed him that he would need to re-submit the plans by e-mail with the completed forms. Chuck made a motion to approve the plan pending submittal of the proper forms to GM, and provided that the panels and frames are black and all wiring is hidden. His contractor must also submit a letter stating that it would decrease the efficiency of the system by more than 10% if it was moved to the back of the roof.

Mr. Kim started work in his back yard without HOA approval. He removed a large non-functioning fountain and replaced it with a planter. He asked for the Board to waive the \$250 fine. His neighbor, Ms. Gray, asked that the wall between their properties be sealed and that only HOA approved plants be installed. Mr. Kim agreed to have Swink's landscaping submit a letter saying that the retaining wall is not going to put pressure on the larger wall. The Board will notify him by mail regarding the \$250 fine.

Viki Johnson, 2754 Reflections submitted plans to:

- Change out the concrete on the left side of the house with stamped colored concrete
- Add 3 copper awnings over the laundry room patio door and kitchen window
- Make existing gate solid
- Add 7 arbors, one in the courtyard and 6 in the back yard not to exceed 7 feet
- Add a patio pergola, not attached to the house
- Add a Greenhouse
- Replace French doors with iron doors
- Add a sunshade.

Chuck made a motion to approve the plans. The motion was seconded and carried.

The DRC meeting was adjourned at 6:10 p.m.

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
February 18, 2016

President Vicki Johnson called the meeting to order at 7:03 p.m.

Also present:

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Chuck Moore, Board Member

Greg Moses, GM Management

Jimmy D'Angelo & Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Vicki made a motion to approve the regular and executive session minutes of the **January, 2016** Board Meeting and Executive Session Meeting. The motion was seconded and carried.

Landscape

All the turf has just been fertilized. Gothic has started detailing all of the monuments.

The Board approved the following proposals:

- Planting behind 3937, (2016.2-1), Eagle Flight and 3949, (2016.2-2) Eagle Flight.
- Planting behind 4073/4081 Eagle Flight
- Proposal 11-17-15 for \$2,975 at Silverstone & Lost Canyons
- Proposal 11-21-15 for accent trees at the Storage Tower.
- Proposal 2.201.1 at the N/E corner of Legacy & Erringer to install plants
- Proposal 2016-2-3 on Green Shadow
- Proposal 2016-2-5 on Reflections
- Proposal 2016-2-4 on Forest Grove

Vicki made a motion to delegate authority to Naren to approve 3463 Trego (2.2016.5) before the next Board Meeting. The motion was seconded and carried.

Vicki is going to talk to the homeowner on Trego about the planting behind his lot.

Financial

Chuck gave the financial reports.

Management

Greg gave the Manager's Report. The next section of fencing to be replaced, on Lost Canyons from Erringer to Parksite, has been marked with green paint. GM is recommending replacing 76 posts and 40 rails. Chuck gave the order to The Fence Factory to order the material.

The Iron Mountain bid was in the packet but the Board did not feel that their service matched the HOA's storage needs.

Old Business

Cesar gave an update on the Glen Meadow refurbishing project. The committee is having a meeting in GM's office on February 24. The committee is going to submit a bill for the architect for \$2,000.

Chuck made a motion to delegate authority to Naren to approve engineering fees for the Glen Meadow project, on behalf of the Board, not to exceed \$12,000. The motion was seconded and carried.

Chuck made a motion to accept Treescapes tree-trimming bid. The motion was seconded and carried.

New Business

Greg raised the issue to the homeowner who is requesting permission to have filming done at their home. Vicki made a motion to approve, pending issuance of a \$1,000,000 Certificate of Insurance. The motion was seconded and carried.

Homeowner's Comments

Mr. Nooezai, 3937 Eagle Flight filled out a speaker's card regarding planting behind his home. The Board had already approved this earlier in the meeting.

Steve Alkana, 4368 Copperstone submitted a speaker's card regarding recreational vehicle parking. He feels that 48 hours is too long, and that it should be reduced to 24 hours.

Mr. Audish, 1704 Peregrine, submitted a speaker card regarding unwanted cars to the lot next door. GM will find out who owns the lot and write to them asking them to put a chain across the driveway, but the HOA cannot require this.

Executive Session Adjournment Summary

In Executive Session the Board turned three new homeowners over to SBS for collections and discussed the proposal from the homeowner whose lot was recently discovered and offered a settlement amount to the Board.

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

Minutes taken and transcribed by Greg Moses

Big Sky Homeowners' Association
Board of Directors Meeting
January 21, 2016

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

Also present:

Joyce White, Board Member

Naren Jhala, Board Member

Mustafa Sarwari, Board Member

Greg Moses, GM Management

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Nick DePasquale, Gothic Landscape

Homeowners per sign-in sheet

Minutes

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

Joyce made a motion to approve the DRC minutes and decisions from the November, 2015 meeting. Naren seconded and the motion carried.

Landscape

Jimmy D'Angelo, of Gothic Landscape, gave the following report:

We have finally started to experience some winter like weather with cooler days and nights and believe it or not, some actual rain. During these cooler nights we experience some freezing temperatures and a large majority of the plant material throughout Big Sky held up very well. We had a small amount of plant material in the center medians with frost damage that we will note below. Gothic has spent a lot time prepping for the upcoming El Nino weather pattern by clearing drains and the large basins and this work paid off. We had a period of heavy rain and Big Sky held up GREAT!!

The Holiday Season at Big Sky also went very well. Steve and crew were regularly inspecting the Holiday lights and replaced a couple wreaths and lights to keep them going throughout the season. Gothic donated sandbags, toilets, and lights for this years Jingle Jam and from what we heard it was a great success. We look forward to continuing to partner with Big Sky with future events like this.

Water Savings, January 2014 – May 2014 vs. January 2015 – May 2015

Total CCF'S Saved – 22,995

Total Gallons Saved - 17,200,260
Total \$'s Saved @ \$3.20 a unit - \$73,584

How'd we do it??

Alerts from the system and timely repairs
Daily monitoring of the system
Strong irrigation management!!

Visual Condition Corrections

The center median held up well but we had sections that were affected by the cold. Gothic will be replacing this plant material once we get thru the winter season.

Last year we removed a large amount of Redwoods that were struggling and are continuing to monitor the remaining. These still have die back on them and we are deep root feeding them. The turf has also benefited from regular feeding. We have been having random Ceanothus declining in random areas of the community. North, south, east, and west exposures have had no bearing on the decline. We are taking soil samples and tissue samples to help determine the cause as irrigation has been ruled out.

This Oak Tree is located on the south east corner of Erringer and Lost Canyons. There are signs of decline and we brought out a master arborist to provide recommendations for this tree. We are awaiting this report. The Oak Tree on the southwest side of Erringer and Lost Canyons has shown signs of improvement and then signs of decline. This Spring will be the final test. If this tree does not make a full recovery by the end of Spring it will be replaced by Gothic.

Stressed Redwoods that we are monitoring and are likely candidates for removal. Gothic installed new cell boosters and updated all the firmware on all the controllers in Big Sky. This was a \$3,000 cost that Gothic is covering. Our controllers are working very well and we continue to water efficiently and are catching irrigation breaks quickly.

Tasks and Areas Our Crew Focused On This Week During The Regular Cycle

Drains and V-Ditches – Gothic's focus will continue to be on these areas. Making sure they are clean and clear of debris.

Weeds – there are some small weeds and we are all over them. Both pre and post emergent has been applied and we are scheduled for one more big round of preemergent in the next two weeks.

Roses – We will start to hard prune and fertilize the roses throughout the community.

Fertilization – The turf throughout the community will be fertilized with special blended fertilizer with wetting agents to help the soil retain water and provide the nutrients to keep the turf healthy moving thru the winter season.

****End of report****

The board discussed with Gothic the importance of balancing between water savings and plant/tree retention.

If the Oak tree at Erringer and Lost Canyon does not rebound by spring, Gothic will remove the tree.

It was reported that all the firmware in the boosters has been updated and the irrigation system is communicating well.

Jimmy reported that confirmation of the \$25,000 rebate from the water district has been received.

Several homeowners in attendance discussed the condition of the plants around the community, particularly on Lost Canyon and leaf accumulation on Silverstone. It was reported that there is an accumulation of trash in the canyon at the end of Snow Goose. Steve Montanez will investigate this and report his findings to Greg. The board advised that owners must call the police if they see suspicious persons/activities in these areas.

A homeowner at 3937 Eagle Flight requested that Gothic review an area on Lost Canyon where he would like to request that trees be installed.

Iolite & Legacy – Gothic reported the plants on the small hill are still surviving. This will continue to be monitored.

Proposals –

Tree Trimming – The board reviewed Gothic's proposal. Vickie reported that the board has obtained competing bids and asked Gothic to lower the price to match those proposals. Jimmy will review and get back to the board. Vickie moved to delegate the decision about whether to proceed to Naren. Joyce seconded and the motion carried.

The board delayed action on the following proposals until the Landscape Committee has had time to review:

Big Sky 11.23.15 – Accent trees for Bluffs monument for \$850;

Big Sky 11.18.15 – Planting at Big Sky entry for \$4,575;

Big Sky 11.22.15 – Slope planting at Erringer entry for \$11,900;

Big Sky 11.17.15 – Planting at Silverstone & Lost Canyons entrance for \$2,975;

Big Sky 11.21.15 – Storage tower accent tree installations for \$2,750

Committee Reports

The landscape report was not presented because Vickie's hard drive crashed. She is attempting to have the landscape report retrieved from the damaged disk.

GlenMeadow Steering Committee – It was reported that the landscape architect is still working on drawings. The minutes from the GMSC's December 3, 2015 meeting are attached to these minutes.

Financial

John Snee read Chuck's financial report. (Copy is attached to these minutes.)

Greg explained the history of Lot 370 to those owners in attendance.

Management

Greg gave the Manager's Report.

Old Business

Fence Repairs – Greg reported that 109 rails and 79 posts are being replaced in the current phase. The rails and posts are being water proofed and marked in order to keep track of which have been replaced. The next phase will begin soon on Lost Canyon and will address the fences for approximately one mile east from Erringer.

New Business

Mailbox Lock Boxes – Greg demonstrated how the lock boxes would work and explained the procedure whereby homeowners would be able to purchase these boxes from the HOA. The Association's contractor would be required to install the boxes. The homeowners would be responsible for the repair or replacement of boxes that become damaged after installation. The board discussed that information about the lock boxes would be posted on Nextdoor.com and included in the February billing statements.

Delinquencies –

Account #88-1 – Joyce moved to proceed with collections. Naren seconded and the motion carried.

Speaker Cards

Jay Sucher, 2067 *Legacy Drive*, reported that he attended the closing arguments portion of the Paradigm trial, and made recommendations based on his observations to the board and management about records retention protocol that he believed would help protect the Association against any future legal action. Mr. Sucher also addressed matters related to Glenmeadow expenses.

Jose Perez, 4118 *Eagle Flight*, addressed the board regarding mailbox thefts, security concerns, installing security cameras, as well as landscape and trash concerns.

Executive Session Adjournment Summary

The Board discussed homeowner delinquencies.

The meeting was adjourned at 8:16 p.m.

Minutes taken and transcribed by John Snee