

Big Sky Homeowners' Association
Board of Directors Meeting
November 16, 2017

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

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the regular and executive session minutes of the October, 2017 Board Meeting and color committee meeting. Naren seconded and the motion carried.

Landscape

Jim D'Angelo, of Gothic Landscape, gave the following report: in light of the cooling weather, Steve is ensuring the irrigation system is reducing the number of watering days and times. Chuck reported the water bill for October was excessively high.

Pre-emergent is being applied throughout the community and Crab Grass control in the turf areas is underway. Winter fertilizer is ready to be applied. Vicki reported that as long as there is no price increase from last year, Gothic may proceed with the fertilizer. Gothic is in the process of clearing the v-ditches and drains, and the basins have been cleared out. Jimmy reported that the landscape plans that were submitted to the city should be approved right after the holidays. He will follow up with Lorri Hammer.

Jimmy distributed a revised tree bid because the previous bid was mistakenly too high. Steve reported the trimming service is 3 weeks out.

Proposals –

Bid #2017.11.1, 4141 Eagle Flight – 18 trees and some plants will be installed for \$7,587. The board and Gothic discussed pricing. Naren and Jimmy will meet to discuss pricing further at a later date. Vicki moved to authorize Naren to make the final determination as

to whether this will be approved after his meeting with Jimmy. The motion was seconded and carried.

Bid #2017.11.2, Erringer and Lost Canyons – install plant material on north east corner for \$1,399. Naren moved to approve the bid. Chuck seconded and the motion carried.

Bid #2017.10.2, slope planting at upper Swift Fox for \$1,950. This would also include replacing the tree near 2292 Swift Fox that blew over. Vicki moved to authorize Naren to give the go-ahead once he works out pricing with Gothic. The motion was seconded and carried.

Bid #2017.11.4, Legacy & Iolite Slope – install plants for \$1,250. Vicki moved to approve the bid. The motion was seconded and carried.

Gothic addressed some questions from the audience related to the trees in the roundabout on Eagle Flight going deciduous; signs stating “Landscape Renovations in Progress” will be installed on the slopes and in the medians where the vegetation is dead pending the installation of plants/trees/ground cover.

Gothic will retrieve the supplies from the storage room for Jingle Jam, which takes place on December 15.

Financial

Chuck gave the financial report, which is attached to the end of these minutes.

Management

John gave the Manager’s Report.

Old Business

Paint color committee – Chuck reported that Lorri Hammer at the city is going to supply the list of original colors for all of the villages. The next paint committee meeting is on December 6th.

New Business

Jingle Jam – The board discussed some details of the December 15 Jingle Jam celebration. More information will be included with the upcoming newsletter.

Homeowner Questions/Speaker Cards –

Some homeowners discussed various common areas with bare landscape. The board explained the rehabilitation work is pending the city's approval. The board also announced that the rules related to portable sports equipment will be more strictly enforced after the community is notified via the newsletter.

Collections –

Chuck moved to turn accounts 332-2, 520-2, and 752-1 over to collections for the filing of a lien for non-payment of HOA assessments. Mustafa seconded and the motion carried.

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:58 p.m.

Minutes taken and transcribed by John Snee

Big Sky Financial Analysis as of 10/31/2017

This is the fifth month of our 2017-2018 fiscal year. Our year to date income is: \$744,687 vs a budgeted amount of \$742,246 (\$2,441 more than budgeted.)

For the month, we had actual expenses of \$105,155 versus a budget of \$97,322. We are over due to additional landscaping expense.

Year to date, we have collected \$7,264 more than we spent. This is because of the offset of the bi-monthly water bill.

The Big Sky Operating account had \$651,684. In the Reserves, we have a balance of \$2,379,496.

Delinquency

Currently, this month's delinquency total is \$153,767 - down 4.08% from last month. For the month, 1-30 days is down 17% to \$17,409, 30-60 is down 47% to \$9,163, and 60+ is up 4% at \$27,194.

17 accounts totaling \$30,816 are in arrears and being monitored. Three will be send to collections in December. One that was being monitored was turned over to collections - \$3,481.

4 accounts that total \$17,320 are making agreed upon payments .

4 are active in the collection process. The Grand total is \$40,994 . One is trying for a short sale, one recently was foreclosed upon. The probable loss for the foreclosure to the HOA is \$11,862.

Big Sky Homeowners' Association
Board of Directors Meeting
October 19, 2017

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

Also present:

Mustafa Sarwari, Vice President

Chuck Moore, Treasurer

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular, executive session, DRC and special landscape meeting minutes of the September, 2017 meetings. Vicki seconded and the motion carried.

Landscape

Jim D'Angelo, Gothic Landscape, gave the following report: They are doing their best to manage the landscape through the hot, windy weather. Steve Montanez and Naren walked the community to identify the trees to be included on the trim list. Gothic is addressing the tumble weeds in the common area as needed. If the problem becomes severe enough, they may need to charge the HOA for any incurred extra dumping fees.

The landscape architect is working on the changes to the landscape plans that were discussed at the September landscape committee meeting. The city has reduced their plan check fee to \$4,722 from their original asking price of \$10,000. Jim estimates it will be approximately one month before approval is given by the city.

The turf is being fertilized and pre-emergent is being applied on the common area slopes to help control weed growth. Gothic and several homeowners discussed plant trimming and weed growth issues in various locations throughout the community.

Vicki asked Gothic to address weed growth and other landscape maintenance in the common area drains/culverts and on the slopes near 1652 Falcon.

Proposals –

Bid #2017.10.1, Fall Tree Trimming for \$9,121.00 – Chuck made a motion to approve on the condition that Naren gives approval, which should be on or before Friday, October 27th. This will be paid from reserves. Vicki seconded and the motion carried. The bid will be signed after Naren gives approval.

Bid #2017-10.3, City of Simi Valley Plan Check Fee for \$4,722 - Vicki moved to approve the plan check fee. Chuck seconded and the motion carried.

Bid #2017.10.1, Swan Falls Tree Installation for \$7,850 – Chuck moved to approve the proposal. Vicky seconded and the motion carried.

Bid #2017.10.2, Slope Planting at Upper Swift Fox for \$1,950 – The board asked Jimmy to email this proposal to Naren for review.

Financial

Chuck gave the financial reports:

This is the fourth month of our 2017-2018 fiscal year. Our year to date income is: \$592,130.67 vs a budgeted amount of \$593,797 - \$1,666.33 less than budgeted.

For the month, we had actual expenses of \$236,506.67 versus a budget of \$217,790.31. Water came in \$21,479 higher than budgeted (137,479 actual vs budget of 116,000)

Year to date, we have collected \$9,863.25 more than we spent.

The Big Sky Operating account had \$607,679. In the Reserves, we have a balance of \$2,392,724.

Delinquency

Currently, this month's delinquency total is \$160,305 – up 6.03% from last month. For the month, 1-30 days is down 13% to \$21,105, 30-60 is up 96.56% to \$17,315, and 60+ is up 3.19% at \$121,883.

20 accounts totaling \$30,740 are in arrears and being monitored.

4 accounts that total \$18,150 are making agreed upon payments .

7 are active in the collection process. The Grand total is 89,904.

Management

John gave the Manager's Report.

HOA Business

John Snee explained that the board will create a color pallet committee and that the paint color recommendations would be made in consultation with the colorist from Dunn Edwards, then submitted to the board, then to the entire community for review and input before a final pallet would be determined. Once the pallet is approved, owners would still need to get approval from the board before using one of the approved colors so records can be kept. The board and some owners discussed that a charter would be formed for the committee that specifically sets forth their duties and obligations. The board agreed that no further color change requests from homeowners would be considered until this process is finalized. Vicki moved to form the paint color committee and to add the following seven volunteers to the committee: Dawn Gray, Shawna Nelson, Brenda Stang, Kai Gillespie, Kathy Burke, Terry Fierro and Chuck Moore, and the first task is to get a charter approved by the board. Mustafa seconded and the motion carried.

Some owners and the board discussed commercial trailers on Copperstone and landscape violation letters.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations/fines; contract discussion (H.o.N. and Gothic) and architectural/landscape procedures and violations.

The meeting was adjourned at 8:18 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowner's Association
DRC Meeting Minutes
October 19, 2017

President Victoria Johnson called the DRC Meeting to order at 6:00 p.m. Also present:
Mustafa Sarwari, Vice President
Chuck Moore, Treasurer
John Snee, GM Management
Greg Matts, *1995 Lakota*

Greg Matts, *1995 Lakota*, addressed the board regarding an ongoing landscape improvements project and requested a deadline extension. The board agreed to extend the deadline until December 15, but based on the described changes the board advised he will need to submit an architecture change request. He informed the board that he has repainted his side gate in response to a violation letter.

The board asked John to send letters to the two custom lots on Snowgoose (4004 & 4050) to ask that they be careful with the common area split rail fences during their construction.

Chuck moved to follow the CC&Rs and approve the request to install solar panels at 3428 Countrywalk Court. Vicki seconded and the motion carried.

The meeting was adjourned at 6:30 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
September 21, 2017

President Victoria Johnson called the meeting to order at 7:05 p.m.

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular, executive session and DRC minutes of the **August, 2017 HOA meetings**. Joyce seconded and the motion carried.

Landscape

Steve, of Gothic Landscape, gave the following report: the landscape and irrigation repairs to those areas affected by the recent auto accident on Lost Canyons near Glenmeadow will be completed soon. Pre-emergent will be applied very soon to reduce weed growth; the amounts being applied will be reduced slightly from previous treatments to enhance plant longevity. Gothic will perform the annual curb/sidewalk weed clearing operation throughout the community in November. The tunnel clearing has been completed; vegetation will be removed periodically from these areas on an ongoing basis going forward. The board discussed the recent high water bills. Steve reported the irrigation has been dialed back as a result of the cooler weather. Steve will send a bid to trim the trees next week.

Vicki moved to approve the following three proposals: Bid #2017.9.1 (Eagle Flight Roundabout) for \$1,265; Bid #2017.9.2 (Slope Planting and Drainage on Snowgoose) for \$4,526; Bid #2017.9.3 (Slope Planting Across from Glenmeadow) for \$9,925. Joyce seconded and the motion carried.

Steve and the landscape committee or some board members will meet to review the areas on Lost Canyons where the plants are to be installed.

Steve reported that the landscape improvement concept plans will be reviewed with Naren, shortly.

Vicki reported that on Copperstone, there is water runoff that frequently causes mud and other debris to collect near the community entrance. Steve will have this cleared and will monitor and clear on a regular basis.

Some homeowners in attendance discussed the following with the board and Steve: there has been water runoff on several streets throughout the community; an apparent underground water flow that surfaces in the street at the west end of Eagle Flight; the condition of some trees on Erringer and weed growth concerns in Glenmeadow.

Financial

This is the third month of our 2017-2018 fiscal year. Our year to date income is: \$448,882 vs a budgeted amount of \$445,347 (\$3,534 more than budgeted.)

For the month, we had actual expenses of \$107,400 versus a budget of \$97,323. We are over due to additional landscaping expense.

Excluding the prepaids, Year to date, we have collected \$103,121 more than we spent. This is because of the offset of the bi-monthly water bill.

The Big Sky Operating account had \$705,529. In the Reserves, we have a balance of \$2,383,193.

Delinquency

Currently, this month's delinquency total is \$151,185 - up .81% from last month. For the month, 1-30 days is up 7.47% to \$24,260, 30-60 is down 5.83% to \$8,809, and 60+ is up slightly .06% at \$118,184.

17 accounts totaling \$20,431 are in arrears and being monitored.

6 accounts that total \$32,581 are making agreed upon payments .

6 are active in the collection process. The Grand total is \$72,009 . One is about to go thru a short sale.

Chuck answered some homeowners' questions about the Association's CDs and bank account balances.

Management

John Snee gave the Manager's Report.

Old Business

New Business

Paint Color Pallet Committee - The board discussed creating a paint color selection committee to work with Dunn Edwards to select a revised paint pallet for the community. Dawn Gray, Shawna Nelson, Brenda Stang, Kai Gillespie, Kathy Burk and Terry Fierro offered to serve on the committee.

Speaker Cards -

Somesh Anne, 2748 *Forest Grove*, addressed the board regarding a letter he received asking that he paint his discolored garage door, and requested an extension of the deadline. The board agreed to extend the deadline to the end of 2017.

Kathy Burk, 2730 *Reflections*, addressed the board regarding weeds in Glenmeadow.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations/fines and rules enforcement.

The meeting was adjourned at 7:57 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
August 17, 2017

President Victoria Johnson called the meeting to order at 7:08 p.m.

Also present:

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 July, 2017 Board Meeting. Chuck seconded and the motion carried.

Vicki made a motion to approve the DRC minutes and decisions from the July, 2017 meeting. The motion was seconded by Chuck and carried.

Landscape

Jimmy, of Gothic Landscape, gave the following report:

The summer heat has been excessive. The plant material has done well and held up during the heat. Weed growth has been slower than during previous years; pre-emergent has been applied regularly and this has helped control the weeds. The turf was fertilized and it will be fertilized again in the fall. The medians were re-mulched. There have been several car accidents recently. Steve reported a 36" Live Oak will be installed to replace the tree that was removed near the fire station. Steve reported that rabbits have damaged landscape and that Gothic is trying to repair the vegetation.

Steve reported that the landscape architect should have the landscape concept plans finalized within two weeks and they will then be presented to the landscape committee, then presented to the city. Approval should be received from the city within one month after everything is submitted. If all goes according to plan, the planting should begin during the second week in October.

Steve and the board discussed the upcoming tree trimming/removal schedule. Steve and some board members will select the trees to be trimmed/removed and Steve will prepare an arborist's report for presentation to the city. Due to the heat, Naren recommends waiting about one month before this is done.

Steve also discussed irrigation repairs and explained how the smart irrigation system works. The board discussed recent irrigation and pump repairs in the community.

Vicki recommended that Gothic exercise caution when working on the back bone streets in light of recent car accidents.

Proposals –

Vicki moved to approve the following five proposals, with bids 2017.8.1 and 2017.8.2 to be modified to include plants that are resistant to rabbits: 2017.8.1 (1853 Seasons Slope Fill in), 2017.8.2 (Crosspoint and Legacy Plant Fill in), 2017.8.3 (Erringer Median Oak Tree), 2017.8.4 (Tunnel Clearings), 2017.8.5 (Lost Canyons Accident Repairs). Chuck seconded and the motion carried.

Financial

Chuck gave the financial reports (a copy of this report is at the end of the minutes). Chuck reported that the CPA recently completed the financial review. The reserve study has been divided into two parts: one for Glenmeadow and one for Big Sky.

This is the second month of our 2017-2018 fiscal year. Our year to date income is: \$295,849 vs a budgeted amount of \$296,898 (\$1,049 less than budgeted.) For the month, we had actual expenses of \$147,288 versus an budget of \$190,790. We are under because we prepaid one month of Gothic and street sweeping in the previous year.

Excluding the prepaids, Year to date, we have collected \$57,488 more than we spent.

The Big Sky Operating account had \$660,409. In the Reserves, we have a balance of \$2,392,215.

Delinquency

Currently, this month's delinquency total is \$149,975 – down 3.18% from last month. For the month, 1-30 days is up 22.6% to \$22,575, 30-60 is up 3.33% to \$9,354, and 60+ is down 7.31% at \$118,046.

16 accounts totaling \$18,201 are in arrears and being monitored.

5 accounts that total \$22,502 are making agreed upon payments .

7 are active in the collection process. The Grand total is 85,986. Two new were added, one is about to go thru a short sale.

Management

John gave the Manager's Report.

Old Business

New Business

RV Parking – Some homeowners addressed the board regarding RV parking concerns. The board and homeowners discussed the current 48 hour loading/unloading rule and where RVs must be parked in relation to their home for loading/unloading. The board reported the HOA tries to use the same guidelines as the City of Simi. John Snee will follow up with the city about their restrictions.

Speaker Cards

Brenda Stang, 3358 *Crosspointe*, addressed the board regarding rules related to the parking of RV's, car covers and other parking restrictions.

Darwin Remboldt, 2291 *Silverstar*, addressed the board regarding RV and other parking restrictions.

Executive Session Adjournment Summary

The Board discussed / addressed the following: contracts to repair and enhance the Glenmeadow gates as well as homeowner violations and fines.

The meeting was adjourned at 8:25 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
July 20, 2017

President Victoria Johnson called the meeting to order at 7:05 p.m.

Also present:

Mustafa Sarwari, Vice President

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the July, 2017 landscape committee minutes as well as the regular session, executive session, and DRC minutes from the June, 2017 meetings. Mustafa seconded and the motion carried.

Landscape

Steve Montanez, of Gothic Landscape, gave the following report: the landscape plans should be back from the city within 6 weeks. Once the landscape committee approves of the plans, a presentation will be made to the homeowners at a meeting. The improvements project will start at the entrances to the community from both Erringer and Lost Canyons and work their way in. There are eight planned improvement areas within Glenmeadow. Vicki reported the Landscape Committee met with Carol and Suzanne, the landscape architects, to review and select the pallet of plants to be used. Chuck reported that he will post these on the website. These are preliminary plans that have not yet been approved by the city.

Gothic is continuing to prune and “deadhead” plants throughout the community and they are working on the plantings at the monuments, as well as doing ongoing general cleanup. Plants will be replaced at five of the medians at no charge to the Association. Steve announced that Gothic will do an annual weed treatment at all sidewalks/curbs throughout the community at no additional charge to the Association, beginning this year, and will use non-toxic, pre-emergent liquid herbicides. The board accepted the offer.

The board and some owners in attendance discussed the status of the fence repairs on Legacy. The order has been placed with Fence Factory and the insurance company for

the driver who caused the accident has confirmed they will reimburse the HOA for these expenses. The landscape repairs will be completed once the fence is repaired.

Steve reported Gothic will trim back the vegetation obscuring the Young Wolf street sign.

Steve reported that there are 25 to 30 trees around the community that are being evaluated for trimming/thinning. Steve will have the tree trimming proposal to GM Management before the August meeting. The board wants to make sure the trees get trimmed before it gets too windy.

Steve confirmed he would review the area behind 1853 Seasons after the owner reported the common area slope is bare.

Steve reported that a median traffic sign on Erringer at Legacy has been damaged.

Steve will shorten a chain at one of the cutouts that has become slack.

Financial

This is the second month of our 2017-2018 fiscal year. Our year to date income is: \$295,849 vs a budgeted amount of \$296,898 (\$1,049 less than budgeted.)

For the month, we had actual expenses of \$147,288 versus an budget of \$190,790. We are under because we prepaid one month of Gothic and street sweeping in the previous year.

Excluding the prepaids, Year to date, we have collected \$57,488 more than we spent.

The Big Sky Operating account had \$660,409. In the Reserves, we have a balance of \$2,392,215.

Delinquency

Currently, this month's delinquency total is \$149,975 – down 3.18% from last month. For the month, 1-30 days is up 22.6% to \$22,575, 30-60 is up 3.33% to \$9,354, and 60+ is down 7.31% at \$118,046.

16 accounts totaling \$18,201 are in arrears and being monitored.

5 accounts that total \$22,502 are making agreed upon payments .

7 are active in the collection process. The Grand total is 85,986. Two new were added, one is about to go thru a short sale.

Management

John gave the Manager's Report.

Old Business

New Business

The board and some owners in attendance discussed landscape and other violations. The board reported these are being monitored and violation correspondence is being sent. John reported he would check some properties that were not included on the violation list. In response to questions about portable basketball hoops, the board reported that, so long as the hoops are stored at the back of the driveway, tucked away as close as possible to the side fence/gate, this is permitted.

The owners and the board also discussed concerns about traffic safety and speeding vehicles. Chuck reported that the HOA has contacted the city on multiple occasions regarding these concerns.

Some owners discussed a home that has recently been painted using colors that appear to conflict with the community's paint pallet. Chuck reported that the HOA is working to resolve this matter. The board also discussed updating the community paint pallet. Some homeowners offered to serve on a paint color selection committee.

Some homeowners and the board discussed the Association's policy regarding late fees and the format of the billing statements.

Delinquencies –

Chuck moved to turn accounts 63-1 and 414-3 over to SBS for the filing of a lien. Joyce seconded and the motion carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations/fine; reviewed contracts and bids from GPM, Guardian Fence.

The meeting was adjourned at 8:20 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
June 15, 2017

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

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the regular, executive session and DRC minutes of the May, 2017 Board Meeting. Joyce seconded and the motion carried.

Landscape

Jim D'Angelo of Gothic Landscape gave the following report: The common area brush clearance has been completed and has been signed off by the Fire Department. Gothic brought in additional manpower to handle the extra growth on Erringer and Lost Canyon. Gothic is making irrigation adjustments in anticipation of the coming heat wave. Gothic is going to replace a homeowner's broken window. The median plant material that is struggling will be replaced at no charge. Steve reported that he spoke with Carol, the landscape architect, and that she will be ready to make a presentation to the board on July 5 for the GlenMeadow entrances. Once the board approves, she will present the plans to the city. When the city approves, Gothic will be working directly with the city's landscape architect. Steve Montanez discussed the condition of the Rain Bird pumps needing repairs.

Proposals –

Bid #2017.6.1 – Landscape Improvements near 3484 Deep Water for \$872. The board signed the proposal.

Bid #3.2017.2 – Revised – Replenish Median Mulch, Erringer & Lost Canyons for \$4,550. The board signed the proposal.

Bid #4.2017.4 – Glenmeadow and Lost Canyons Accident Median Repair for \$1,650. The board signed the proposal.

Bid #2017.6.2 – Median Planter Additions. This will be reviewed further.

Financial

Chuck gave the financial reports.

Chuck moved to write off the amount owing for account #323-1 and move to the closed file since the senior foreclosed. Joyce seconded and the motion carried.

Management

John gave the Manager's Report.

Old Business

The board discussed the amount the insurance company for Waste Management has agreed to reimburse the HOA for the costs to repair the streets in Glenmeadow where the garbage truck had the fluid spill. The board directed John to have GPM bid the repair job for Reflections, Forest Grove, and all of Copperstone.

Vicki explained that the HOA is working with Gothic and a Landscape architect to make landscape improvements throughout the community and gate improvements at Glenmeadow.

New Business

Speaker Cards –

Jim Simenski, 2735 Castlewood, reported he wants to install solar panels at his home. The board advised that this is to be done at the DRC meeting.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner fines, delinquencies/late fees and contracts.

The meeting was adjourned at 7:51 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
May 18, 2017

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

John Snee, GM Management

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the annual, regular and executive session minutes of the April, 2017 meeting. The motion was seconded and carried.

Chuck made a motion to approve the DRC minutes from the April, 2017 meeting. The motion was seconded and carried.

Landscape

Steve Montanez of Gothic Landscape gave the following report: they have been working on fire clearing and will have all required weed abatement completed by the June 1 deadline. They have been working on this since April 8 and will review the completed areas with the Fire Department. All debris will be cleared from the v-ditches and drainage. Steve reported that several owners have not yet cleared their privately owned pads and that the Fire Department will issue fines to these owners and will do the clearing work and bill these owners if not completed by the June 1 deadline. The board and Steve also discussed the weed growth on several streets, between the curbs and sidewalks. John Snee reported that he contacted public works to inquire if they would clear these areas and he is awaiting their response. Gothic only addresses these issues on the "backbone" streets and those sides of the other streets adjacent to any common area landscape they maintain. John will update the board and Gothic when the city responds.

Some homeowners discussed weed growth on the walking trail (John will contact the Parks District), snail activity (Gothic will treat for this), leaning trees along Erringer (Gothic reviewed the trees and they reported the trees are very stable and not in danger of falling) and the board reviewed an owner's written complaint regarding heavy ant activity from a common area hill (Steve Montanez will follow up with the owner on this).

Financial

Chuck gave the financial reports.

The board and some owners discussed the reasons for the reduced water bills and whether the HOA is receiving payments from a defendant in the Paradigm case.

Chuck made a motion to increase the Association's insurance deductible to \$5,000 to realize savings on the annual premium. Joyce seconded and the motion carried.

Management

John gave the Manager's Report.

Old Business

New Business

The board discussed that some owners have replaced their address signs with light fixtures.

Annual Meeting – The board and some homeowners discussed the procedures followed during the annual meeting. The board explained that the Association's bylaws and California state laws were followed.

2135 Lost Canyon - The homeowner addressed the board regarding proposed changes to his lot, including possibly subdividing it into two or three lots. The board will review his revised plans when presented and advised that he look into whether the CC&Rs would need to be amended to account for the increased number of lots.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:02 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Annual Members' Meeting
April 20, 2017

President Victoria Johnson called the Annual Meeting to order at 6:04 p.m. Also present:
Mustafa Sarwari, Vice President
Chuck Moore, Treasurer
Naren Jhala, Member-at-Large
Greg Moses, GM Management
John Snee, GM Management
Homeowners per sign-in sheet

John Snee announced that because only 130 of the required 193 ballots were received, no quorum was achieved, so the annual meeting could not be called to order. The board therefore had the option to make a second attempt for the annual meeting or to reappoint the current members.

Chuck moved to reappoint the current board members to another set of terms rather than make a second attempt. Chuck explained that the Bylaws call for 3 year terms. Naren seconded and the motion carried.

Chuck moved to make a decision about staggering the terms of the board members for 3 year terms with 3 members having 3 year terms and 2 members having 2 year terms. Naren seconded and the motion carried.

President Victoria Johnson adjourned the Annual Meeting at 6:08 p.m.

Minutes taken and transcribed by John Snee of GM Management

Big Sky Homeowners' Association
Board of Director's Meeting
April 20, 2017

President Victoria Johnson called the Regular Meeting to order at 6:46 p.m.

Also present:

Mustafa Sarwari, Vice President

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

John Snee, GM Management

Jim D'Angelo, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Chuck made a motion to approve the executive session minutes of the March, 2017 Board Meeting. Naren seconded and the motion carried.

Vicki made a motion to approve the regular session minutes of the March, 2017 Board Meeting. Chuck seconded and the motion carried.

Vicki made a motion to approve the DRC minutes and decisions from the March, 2017 meeting. The motion was seconded and carried.

Landscape

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

The plants and trees throughout the community are thriving as a result of the heavy winter rain. Gothic is actively trimming and maintaining the rose bushes, bougainvillea, lantana and other plants and treating for aphids. Weeds are being removed in all common area locations and pre-emergent is still being applied. The annual fire clearing is in process. The irrigation system is back on and a full time irrigation technician is now on site. The new cartridges have been installed in the controllers and they are functioning properly. Sample monument lights were installed at the Highlands monument; alternate power sourcing is being reviewed. Most of the median plantings are doing well; however, some areas on Lost Canyon are in need of further attention and different plants are being installed to test for durability. More mulch needs to be added in various locations. This will be further reviewed by the landscape committee. Gothic will check possible over-watering as reported by Chuck along Legends and Legacy.

In response to concerns raised by owners in attendance, Gothic will review the following: an area on Snow Goose where snake fencing was reportedly removed from the split-rail fences; median plant overgrowth that is obstructing the Young Wolf street sign; pellets will be dispersed to address excessive snail activity in the community.

Gothic and the landscape committee are working with the landscape architect to create a plant pallet for the entire community that must be approved by the city. This will also encompass irrigation redesign suggestions.

The board discussed that a motorcycle accident occurred on Lost Canyon near Glenmeadow. The board approved proposal #4.2017.4 for \$1,650 to restore the damaged plants/trees. John Snee reported he is in contact with Simi P.D. to obtain the police report so these charges can be billed back to the driver's insurance company.

The board reviewed a proposal from Gothic to install a 6" drain pipe in the channel on Peregrine. This and a competing proposal will be further reviewed during executive session. Gothic will revise their bid to closely match the scope of the competing bid from Chateau Landscape.

A homeowner discussed weed growth at multiple properties on both sides of Snow Goose and Eagle Flight. It is believed these areas are to be maintained by the homeowners or the city; Jimmy reported these are not HOA-maintained areas. GM Management will review and send letters to owners who need to address this.

Financial

Chuck gave the financial reports.

Chuck addressed questions from homeowners regarding the proposed budget and CD investments.

Management

John gave the Manager's Report.

It was requested that management note any areas that fall under homeowner maintenance responsibility between the block walls and sidewalks; there is reportedly significant plant overgrowth that is obstructing the sidewalks in multiple locations.

It was requested that management note torn awning covers as well as those where the awning covers have been removed in homeowners' yards, exposing the frames. If these are visible from the streets/common areas, the owners should be notified that this is unsightly and must be corrected.

Old Business

New Business

Approve 2017/2018 Budget - Chuck presented the proposed budget. The board discussed that rather than increase dues, the projected budget deficit will be absorbed with the surplus cash on hand. Chuck made a motion to approve the budget, as proposed, and to leave dues unchanged. Vicki seconded and the motion carried.

Officer Terms/Positions -

Chuck explained that the Association's Bylaws require that board members serve staggered 3 year terms. Previous boards had not observed this provision of the Bylaws and members were only serving one year terms. Since there was no quorum at the annual meeting, the board determined that term lengths would be decided by lottery, with Chuck, Naren and Mustafa drawing 3 year terms and Vicki and Joyce drawing 2 year terms.

As such, Chuck moved that Mustafa, Naren and Chuck be appointed to 3 year terms and Vicki and Joyce be appointed to 2 year terms. There will be no election in 2018. In 2019, those two seats that were appointed to 2 year terms will be up for 3 year terms. Going forward, the term of office of each director elected to fill a vacancy created by the expiration of the term of office of the respective past director shall be 3 years, in accordance with the Associations Bylaws. Officer positions will remain unchanged. Vicki seconded and the motion carried.

Homeowner Questions/Comments & Speaker Cards -

The board addressed questions from owners regarding painting and parking violations and what the CC&Rs say about each. Vicki announced that she is working on a newsletter that will address paint concerns. The board also discussed that management would begin tracking items tabled at meetings to make sure these items are not forgotten. The board also addressed questions regarding homeowner violations for using their properties for short-term rentals. The board and management are addressing these issues. The board advised an owner that he may trim neighboring tree branches encroaching on his yard provided this does not harm the trees.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations, fines, late fees; repair reimbursement requests and various contracts

The meeting was adjourned at 8:09 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
March 16, 2017

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

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Glenmeadow Improvements Balloting

The board appointed Greg Moses and Joyce Moses and Jay Sucher to be inspectors of election to count the ballots for the Glenmeadow improvements initiative. Greg announced that a quorum was reached. Out of a total of 49 ballots received, 32 voted against the measure and 17 voted in favor; the measure was defeated.

Minutes

Mustafa made a motion to approve the regular and executive session minutes of the February, 2017 Board Meeting. Chuck seconded and the motion carried.

Joyce made a motion to approve the corrected DRC minutes and decisions from the February, 2017 meeting. The motion was seconded by Chuck and carried.

Landscape

Jim D'Angelo, of Gothic Landscape, gave the following report: The weather is warming. The irrigation has been turned back on. The plantings are doing well. The roses are being monitored for aphids. The boxwoods at the monuments have been trimmed; pre-emergent is being applied. Weed growth has been minimal. The urgent tree trimming was completed. The v-ditch/slope issues on Young Wolf were addressed and the total price was adjusted down because fewer sandbags were used. The Oak tree on Lost Canyon and Erringer has taken and is doing well and is being deep-watered. Gothic presented a bid to freshen the mulch. On Peregrine, a dirt channel is failing and water has been draining into an adjacent home during recent rain storms. Gothic recommends installing a concrete drain swale in this location. Naren asked for a bid to install a drain

pipe rather than a swale. Gothic will bring this bid to the April meeting. Jim reported the rocks have been installed at the Glendive park to prevent vehicle access.

A homeowner discussed weed growth where Snowgoose meets Eagle Flight. There was discussion as to whether this is HOA or homeowner property. Steve will look into this and report back to the board.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report.

Brake Fluid on Glenmeadow Streets – The board directed management to send a demand letter to Waste Management with an April 30 deadline to respond or a lawsuit will be filed.

Old Business

Glenmeadow Improvements – Vicki announced that the ballot count was 32 votes against and 17 votes in favor of the special assessment, so the measure failed. Vicki explained that the board will move forward with the improvements described under “category 1” in the ballot letter, which includes improvements to the call boxes/structures, landscape, gates, pavers, and possibly an additional Glenmeadow entry sign. Other landscape areas will be improved and paid for out of the general improvements fund for all of Big Sky. Bids must be obtained, and a project manager may be retained to work closely with the landscape architect, Gothic, the landscape committee and the city. The improvements will start at Glenmeadow before moving to other areas in the Association. The start date is to be determined.

New Business

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies, violations and fines and contract discussion pertaining to the Glenmeadow community

The meeting was adjourned at 7:41 p.m.

Minutes taken and transcribed by John Snee

Big Sky Homeowners' Association
Board of Directors Meeting
February 16, 2017

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

Jim D'Angelo, Gothic Landscape

Steve Montanez, Gothic Landscape

Homeowners per sign-in sheet

Minutes

Joyce made a motion to approve the executive session minutes of the January, 2017 meeting. Naren seconded and the motion carried.

Chuck made a motion to approve the regular session minutes of the January, 2017 meeting. Naren seconded and the motion carried.

Joyce made a motion to approve the DRC minutes from the January, 2017 meeting. Naren seconded and the motion carried.

Landscape

Steve and Jimmy of Gothic Landscape gave the following report: the turf has been fertilized, as have the planters; Gothic is also applying pre-emergent for weed control. In light of the heavy rain, the crew has been making sure the v-ditches are clear. They discussed a home where water was running under a v-ditch, but this is being addressed. Some wind-damaged trees also had to be re-staked. It has been about one year since the medians were replanted and they are doing well. A few minor touchups are required. Most of these will be done under warranty. There were five locations where new plants were installed after the board previously approved these bids. Jimmy discussed some details about how the smart irrigation system alerts them to breaks in the system. The cellular communication cartridges need to be replaced; they are now obsolete as they relied on 2G data networks that are no longer available. The replacement cartridges use 3G and should last 3 to 5 years.

The board and Gothic discussed the 14 irrigation pumps that need attention. Steve will speak with Chad from Association Reserves about the anticipated remaining useful life on these, as well as the irrigation controllers.

A homeowner discussed that there is an unsightly area on the north end of Eagle Flight at Lost Canyon. Steve reported that the roses were recently trimmed there, and that he would look into this.

A homeowner reported the sprinklers may have been on because there were puddles of water on the sidewalk. Steve reported the irrigation system has been off and that this is actually water runoff from the slopes due to rain.

Jimmy will email John Snee the minutes from the previous Landscape committee meeting.

Bids –

#Big Sky 201722 – Chuck moved to accept the bid to replace the cellular cartridges in the smart irrigation system for \$14,850. Joyce seconded and the motion carried.

#Big Sky 201721 – Steve reported there is a problem with erosion around the v-drains in the common area around the listed property. Gothic needs to fill and compact this area and correct the grading and drainage. They have installed tarps for now. The owner is requesting Gothic clean the resulting mud and debris from their yard. Steve confirmed that the v-ditch and surrounding area is in a fuel mod zone that is HOA property. Steve reported that jute needing should be installed, as well. Joyce moved to approve the bid. Naren seconded and the motion carried.

#Big Sky 201723 (Tree trimming) – Jimmy reported that 31 trees were identified that should be trimmed now rather than wait for the regular trimming. Vicki moved to approve the bid. Naren seconded and the motion carried.

#Big Sky 201724 (Install boulders along Glendive) – Chuck moved to approve the bid so as to prevent future vandalism. Joyce seconded and the motion carried.

Financial

Chuck gave the financial reports.

Management

John gave the Manager's Report in executive session, as all items were related to legal matters, collections or delinquencies.

The board requested that John check the status of the oil leak remediation for the Glenmeadow streets after the Waste Management truck leak.

The board requested that John find out when the water feature will be repaired.

Old Business

Glenmeadow improvements - Some homeowners and the board discussed the various estimated expenses associated with the improvements project. Cesar Garcia and some other owners discussed with the board the details of the ballot, including the estimated costs for the project, the amount required for the special assessment, and the timeline for the project from the establishment of the Glenmeadow Steering Committee until the present time. The board provided answers to the questions that were presented, and in response to a request that the ballots be withdrawn, re-written and resubmitted to the Glenmeadow owners with different information, Chuck explained that enough ballots had already been received to establish a quorum, so the Association was now legally bound to proceed with the vote count at the March meeting.

Homeowner Comments

A homeowner requested information about how to get a new garage door approved. The board advised he must submit the required information at the DRC meeting. He will also contact management about having his gate access code changed. The board answered another owner's questions about the status of the water feature repairs.

Speaker Cards –

Myrna Garcia requested clarification as to when the meeting minutes should be available for homeowner review. Chuck explained that within 2 weeks of the meeting, the draft minutes are posted on the HOA website.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner violations/fines and delinquencies as well as contract discussion.

The meeting was adjourned at 8:31 p.m.

Minutes taken and transcribed by John Snee of GM Management

Big Sky Homeowners' Association
Board of Directors Meeting
January 19, 2017

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

Also present:

Joyce White, Secretary

Chuck Moore, Treasurer

Naren Jhala, Member-at-Large

Greg Moses, GM Management

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 November, 2016 Board Meeting. Chuck seconded and the motion carried.

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

Landscape

Steve Montanez and Jimmy D'Angelo of Gothic Landscape gave the following report: They have been applying pre-emergent to control weed growth since the fall. They will continue to do so, as well as apply fertilizer. They have also been making sure the drains and v-ditches are clear. Steve reported many stakes and wires broke in the wind storms, but that only two trees have been lost. The irrigation has been turned off for over one month due to the rain. Chuck asked why there are irrigation repair bills when the system is off. Jimmy explained that the system is still checked and it is still under pressure, even when the irrigation system is off. Gothic repaired where some drove on the grass near Glentana. Chuck asked them to provide an estimate to line boulders along Glendive to prevent vehicles from driving on the common area. Steve reported the Oak tree at Erringer & Lost canyon is holding up well. Jimmy reported there was a landscape committee meeting in November and the following proposals were presented:

Bid #BS12162 (plantings at top of Erringer/Lost Canyon) – The board approved the bid by signing the contract. Timing for the plantings TBD depending on the weather.

Bid #BS12161 (pink lady and yellow gazania plantings) – The board approve the bid by signing the contract. Timing for the plantings TBD depending on the weather.

Naren reported that the community-wide tree trimming project is being postponed until Association Reserves updates the reserve study to include tree trimming, but requested that Gothic provide a list of trees that will need to be trimmed sooner. This will be reviewed at the February meeting.

Steve reported that someone has been tampering with a photo sensor on the rear of the water feature pump house.

Greg and the board complimented Steve Montenez on his hard work.

Financial

Chuck gave the financial reports.

Management

John Snee gave the Manager's Report.

Old Business

Glenmeadow Improvements - Chuck explained that the ballots will be sent out to all Glenmeadow owners on Feb 1st. If there is a quorum, the ballots will be opened and counted at the March meeting. Chuck explained that the letter will specify that an additional assessment may be necessary because there are significant questions about the final costs that will not be answered until after construction breaks ground.

New Business

Annual Meeting – Greg announced that the board decided to move the annual meeting from March to April so as not to conflict with the ballot counting for the Glenmeadow project.

Greg reported that there is a GPS error that misidentifies some streets in the community. Greg contacted Lori Hammer and she will look into this. This should be correctable. Vicki reported that she is working with Lori and Public Works to have a mini cell tower installed.

Ryan Snell, 3837 *Eagle Flight*, addressed the board regarding alleged rules violations at another property. He also reported there appear to be water leaks in the street. He notified the city about this.

Jennifer Zhao, 4072 *Eagle Flight*, addressed the board regarding an ongoing project in her backyard for which she did not get permission from the HOA or the city. The board advised that she stop the project and submit plans to the HOA and the city. She also addressed the board regarding an irrigation leak at her property.

Vicki announced that Greg Moses will not be attending the meetings anymore but will still be managing the account. John Snee will attend the meetings and continue taking the minutes.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquencies, violations and fines; contract discussion (Gleanmeadow & Gothic)

The meeting was adjourned at 7:51 p.m.

Minutes taken and transcribed by John Snee