

BIG SKY ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, April 26, 2007, 6:00 pm
SIMI VALLEY TOWN CENTER, COMMUNITY ROOM
1555 SIMI TOWN CENTER DRIVE
SIMI VALLEY, CA 93065

REGULAR SESSION MINUTES

DIRECTORS PRESENT

Lori Symans
Skip Bing
Greg Brower
Gary Doctrow

DIRECTORS ABSENT

Lisa Davis

MERIT PROPERTY MANAGEMENT, INC.

Starlyn Gay
Henry Chauncey

I. CALL TO ORDER

The Regular Session of the Board of Directors meeting was called to order by Director Skip Bing at 6:06 p.m.

II. CONSENT CALENDAR:

The use of the motion agenda enabled the Board to conduct its business in a more timely and efficient manner. If the Board agrees, it would be appropriate at this time to approve a motion to accept agenda items: A, B, and C.

Motion: Bing
Second: Symons

Resolution: That the Board of Directors accept Consent Calendar items A, B, C as presented.

A. MINUTES

Resolution: That the Board of Directors accept the April 26, 2007 Regular Session minutes as presented.

B. FINANCIAL STATEMENTS

As of January 31, 2007, the financial statements and bank reconciliation's reflect \$755,204.15 in the Operating accounts, \$112,361.79 in the Reserve accounts, Owner's Receivable of \$47,929.27, and Utility Deposit of \$6,602.00 for total assets of \$922,097.21. It reflects a net income of \$216,447.87 and a year-to-date reserve funding of \$80,716.34 compared to a budget of \$79,491.00.

Resolution: That the Board of Directors approve the January 31, 2007 Financial Statement as presented.

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As of February 28, 2007, the financial statements and bank reconciliation's reflect \$712,132.78 in the Operating accounts, \$124,638.33 in the Reserve accounts, Owner's Receivable of \$79,371.36, and Utility Deposit of \$9,266.00 for total assets of \$925,408.47. It reflects a net income of \$238,155.43 and a year-to-date reserve funding of \$92,992.88 compared to a budget of \$91,379.00.

Resolution: That the Board of Directors approve the February 28, 2007 Financial Statement as presented.

C. REPORTS

- 1) Management Report
- 2) Activity Summary Report
- 3) Submittal Activity Report
- 4) Violations Activity Report
- 5) Customer Service Report
- 6) Builder Invoices
- 7) AMP report

Resolution: To accept the above noted reports as presented and place on file.

The motion carried unanimously.

*******(END OF CONSENT CALENDAR)*******

III. NEW BUSINESS

A. Delinquency Report – Lien Approval

Delinquency Report- March 26, 2007

Motion: Bing
Second: Symons

Resolution: That the Board of Directors direct Management to lien the accounts listed below and on the "Instructions to Management" contained in the Board packet should the delinquent assessments not be paid within the time period established in the intent to lien letter.

Account #	Balance
023-01	\$ 446.20
0056-01	\$ 579.65
0097-01	\$ 512.90
0150-01	\$ 748.84
0197-01	\$ 1,012.10
0329-01	\$ 460.22
0482-01	\$ 1,016.22
0486-01	\$ 458.38
0500-01	\$ 795.03
0555-01	\$ 524.19
0564-01	\$ 466.40
0594-01	\$ 1,016.22
5198-01	\$ 654.34
5245-01	\$ 558.68
5258-01	\$ 448.18

The motion carried unanimously.

B. Delinquency Resolution

A request is being made for the Board of Directors to write off the following account as Bad Debt: Acct # 0145-01, \$137.50

Motion: Bing

Second: Brower

Resolution: That the Board of Directors direct Management to write off the following account as Bad Debt, but only if the property is currently a resale property.

The motion carried unanimously.

C. Bond Release

Standard Pacific Homes requests the release of Assessment bonds as follows:

Bond # 6313249

Bond # SU5014584

Bond # SU5014585

Bond # SU5014586

Motion: Bing

Second: Doctrow

Resolution: That the Board of Directors release Assessment Bond #'s 6313249, SU5014584, SU5014585, & SU5014586.

The motion carried unanimously.

D. Insurance Renewal

As the current insurance policy is becoming due for renewal effective May 2007, management requests Board of Directors to direct management to authorize renewal of policy with existing carrier.

Motion: Bing

Second: Symons

Resolution: The Board of Directors directs management to renew the insurance policy with the Associations existing carrier.

The motion carried unanimously.

IV. UNFINISHED BUSINESS

None.

V. ITEMS FOR DISCUSSION

Resignation of Director Davis

Because of the pending resignation of Board Member Davis, discussion regarding fulfilling open seat on the Board of Directors.

Resolution: Resignation of Director Davis accepted. Vacant position to be homeowner filled, candidates yet to be determined.

VI. HOMEOWNER FORUM (6:30)

Each homeowner will be given 3-5 minutes to speak in accordance with the Open Meeting Act 13.63.05 or a total of 20 minutes will be granted for all to address the Board regarding items of interest or concern.

Topics discussed were:

Landscape issues
Common area weeds and trash

VII. EXECUTIVE SESSION

In accordance with civil code 1363.05(b), the Board of Directors held an Executive Session before the Regular Session to discuss matters related to third party contracts, as specified in Section 1367 or 1367.1

VIII. NEXT MEETING

Date: Thursday, June 28, 2007
Location: SIMI VALLEY TOWN CENTER, COMMUNITY ROOM
Simi Valley, CA 1555 Simi Town Center Drive, Simi Valley, Ca 93065

IX. ADJOURNMENT

There being no further business to come before the Board of Directors in Regular Session, the meeting was adjourned by Director Bing at 7:55 P.M.

APPROVED: AW DATE: 8-23-07