

Big Sky Association
Design Review Meeting
July 16, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:04 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Ravi 4085 Snowgoose

Absent

Jay Sucher, Vice President

4085 Snowgoose - the board reviewed and approved the owner's paint request.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
July 16, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:06 P.M. Also present:

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

Absent

Jay Sucher, Vice President

Landscape

Kerry, of Gothic Landscape, gave the following report: Herbicide application are ongoing throughout the property in the islands, planters, and cracks. Our team removing the dead crape myrtle trees on lost canyon. On Glendive the crew removed the old wattle to clean up the planter. New plants or groundcover will hold back the eroding soil. The runoff creates a large amount of clean up and reoccurring slip hazards for residence. Kerry showed examples of irrigation related issues — Rodent damage. We are seeing regrowth in the fire mitigation zones that will need to be addressed year-round (Legends & lost canyon / Snow goose). Kerry showed examples of Deteriorating fence rails and posts. Our Team is doing their best to put back rails back in place.

Accident on Lost Canyons at Eagle Flight – John Snee advised the HOA has been added to the police report.

Controllers - Kerry updated the board on the Rainbird / Starlink project and it was determined this was not workable. Starlink uses variable i.p. addresses but we need a fixed address. Rain bird is going to install some updated equipment. There are 45 controllers, plus two solar controllers. The high amount of data causes the system to timeout. The new equipment will enable the system to handle this. Rainbird could not advise on when updated technology may render new system obsolete. Kerry recommends updating the old controllers in phases over 2 to 5 per month.

Bids

Accident Repairs – Gothic Bid # 2607LUCQ for \$5,021.20. Naren moved to approve the proposal. The motion was seconded and carried.

Irrigation Controller Upgrade – Gothic bid #4425841 for \$76,981.38. Vicki moved to approve the bid. George seconded and the motion carried.

Fence Repairs, Split Rail – Gothic bid #2606DDME for \$9,841.51. George moved to approve the bid. The motion was seconded and carried.

Minutes

George made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **June, 2026** Meeting. Naren seconded and the motion carried.

Financial

Naren presented the financials.

Naren asked Roy to have Hector (water feature maintenance) send his maintenance invoices monthly.

Maureen asked about the monthly reimbursement payments. John Snee gave Maureen the 4-30-26 closing balance from the First Citizens operating account.

After discussion, it was agreed that Vicki should not reinvest the expiring reserve fund CDs pending purchase of the new controllers.

Collections –

George moved to record liens against the following accounts for delinquent HOA assessments and to turn over to Alterra: GMBK-00-744-3 and GMBK-00-223-1. The motion was seconded and carried.

Management

John gave the Manager's Report.

John Snee advised that he sent many violation notices.

The board asked John to have the security company take note of and report any issues with the lighting around the water feature.

HOA Business

Community Security – The board discussed that there have been very few reports of any incidents recently.

Firewise – The board discussed reports that Firewise certification does not seem to have much of an impact on fire insurance premiums.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:10 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
June 18, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Vinh & Denise Do, 1984 Clarkia

Vinh & Denise Do, 1984 Clarkia, presented a request to change their fences. The committee approved their request and the owners were given the stamped documents during the meeting.

The committee gave conditional approval for 3816 Young Wolf to paint their home using the submitted scheme provided it does not match the scheme of any immediate neighbors.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Annual Members' Meeting &
Board of Directors Meeting
June 18, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 7:07 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent:

George Khalation, President

Annual Meeting

John Snee announced that an insufficient number of ballots were returned so a quorum could not be established. Vicki moved to not make a second attempt to hold the annual elections. Jay seconded and the motion carried. As such, there was no annual meeting and the incumbent board members roll over to another term.

Jay moved to keep the officer positions unchanged. Vicki seconded and the motion carried.

Minutes

Vicki made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **May, 2026** Meeting. Roy seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the landscape report. They have completed the weed clearing and are catching up on other tasks. He discussed changes in personnel, recommended updates to the irrigation controllers (Gothic upgraded to a Star Link system at their own expense). The board asked Kerry to find out if anything newer and better is coming out soon. The board appreciates that Gothic has provided the Star Link system. The Copperstone to Eagle Flight plantings have been installed. Plants were installed at 2662 Castlewood. Cleanup was done on Glendive. The watering times will soon be increased due to the heat. The booster pump cages and enclosures have been painted. The split rail fences seem to be failing at an accelerated rate, and the crew is doing their best

to re-set the rails and posts where they can. Kerry suggests replacing 20 rails and posts per month. Kerry recommends adding fertilizer to the rose plants at the parks and on Lost Canyons. Vicki asked them to clear the tunnels in Glenmeadow. The board also asked Kerry to review the reserve study component list to ensure the accuracy of the various irrigation components (there are 48 controllers). Kerry advised Gothic can accept electronic payments for their invoices. A homeowner on Deep Waters asked Kerry to check the landscape on the slope at the end of the street.

Financial

Naren presented the financials.

Collections –

Jay made a motion to record a lien against account GMBK-00-217-1 for delinquent HOA assessments. Roy seconded and the motion carried.

Management

John gave the Manager's Report.

HOA Business

Security Items – No action taken

Fire Safety – No action taken

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:16 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
May 21, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Treasurer Victoria Johnson called the meeting to order at 6:00 P.M. Also present:

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Jeff Chase, 3680 Young Wolf

Absent

George Khalatian, President

Jay Sucher, Vice President

Jeff Chase presented a request to add stone veneer and new wall additions for planters to match existing front walls. The committee approved the request.

The DRC Meeting was adjourned at 6:17 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
May 21, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Treasurer Victoria Johnson called the meeting to order at 7:09 P.M. Also present:

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

Absent

George Khalatian, President

Jay Sucher, Vice President

Landscape

Kerry, of Gothic Landscape, gave the following report:

Tree Care & Irrigation Updates

- **Arborist Treatment:** The arborist team successfully completed their second application within the designated 4-week timeframe.
- **Tree Improvements:** Dead material was removed from the trees, and visible health improvements are already being observed.
- **Irrigation Adjustments:** Following the arborist's explicit instructions, Miguel has increased the local irrigation tracking.
- **Vendor Performance:** The tree services company performed exceptionally well, going above and beyond expectations, adhering strictly to instructions, and delivering highly satisfactory final results.

Fire Clearance & Brush Work

- **Manual Brush Removal:** Crews completed a substantial amount of the brush clearance and hillside work entirely by hand.
- **Safety Protocols:** Because safety is a paramount concern for the crews, all team members carried fire extinguishers with them at all times during the operation.
- **Active Fire Defense:** As an active fire approached structures at The Woodlands, Gothic crews worked diligently to clear areas and establish critical fire breaks.
- **Property Protection:** The proactive fire clearance and tree spacing strategies directly saved homes from being reached or damaged by the fire.

Minutes

Vicki made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **April, 2026** Meeting. The motion was seconded carried.

Financial

Naren presented the financial reports.

Short-term Loan from Reserves – Vicki moved to authorize a short-term loan from reserves to pay the annual insurance premium of \$74,538.31 and re-pay the loan within 12 months. Naren seconded and the motion carried.

HOA Reserve Account – The board determined not to move the reserve account to First Citizens from US Bank due to FDIC limits.

Management

John gave the Manager's Report.

HOA Business

Landscape Proposals –

Gothic Bid 2605ZEAS to paint the enclosures, etc. Vicki moved to approve. The motion was seconded and carried. Gothic will start next month.

Gothic Bid 2605GSRE. Vicki moved to approve. The motion was seconded and carried.

Gothic Bid 26041VMG. Vicki moved to approve. The motion was seconded and carried.

Insurance –

Vicki moved to approve the renewal bid from Timothy Cline. The motion was seconded and carried.

Homeowner Comments -

Tim Bennett discussed landscape and fire safety matters.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:25 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
April 16, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Jeff Chase, 3680 Young Wolf

Ravi Kumar Narla, 4085 Snow Goose

Architectural Change Requests

Jeff Chase, 3680 Young Wolf, presented a request to install paver stones at the driveway. The committee approved and provided the stamped copy to Mr. Chase.

Ravi Kumar Narla, 4085 Snow Goose, previously received conditional approvals on some submissions and provided the signed exhibits B with neighbor signatures and received final approval from the committee. Mr. Narla took the stamped approvals with him.

The DRC Meeting was adjourned at 6:17 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
April 16, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:02 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet

Minutes

George made a motion to approve the regular and executive session minutes and the DRC minutes and decisions of the **March, 2026** Meeting. Naren seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report:

Tree Maintenance & Wind Prep: Tree trimming is ongoing with Erringer wrapping up this week and Lost Canyons scheduled next, targeting completion within the month.

Ahead of incoming Santa Ana winds and rain, crews have replaced 100 tree stakes and are hauling off or resetting old fence rails where possible.

Vandalism & Grounds Care: Teams are actively spraying sidewalks and streets to control post-rain spring weed growth. In response to recent vandalism on Lakota and Glendive, graffiti on dog stations was painted over, though permanent replacement of damaged stations is paused until after prime vandalism season.

Irrigation & Vegetation Concerns: Gothic is investigating a persistent electrical issue at the Lost Canyon and Eagle Flight controller that keeps burning out transformers, with the board discussing the addition of a breaker, power conditioner, or UPS. Additionally, declining ground cover was noted across multiple streets, and a chemical spray/bark banding bid was reviewed to combat sudden die-back on the fountain oak tree.

Gothic bid #2604456V to spray oak trees for \$5,950 - approved.

Financials

Naren gave the financials. Roy discussed some questions about the report. Naren will review and get back to Roy.

2026-2027 Operating Budget – Jay moved to approve the budget as presented and to leave the dues unchanged. George seconded and the motion carried.

Management

John gave the Manager's Report.

Firewise walk with Gabe – Vicki advised that she will look at her availability and let John Snee know.

HOA Business

Homeowner Comments -

Phil and Jami Ames, 4004 Snowgoose, discussed the HOA's policy on exterior lighting and "dark sky compliant" lighting.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:31 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
March 19, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:

Jay Sucher, Vice President

Roy Sanchez, Secretary

John Snee, GM Management

Laura Krupp, 4053 Eagle Flight

Emil Debbas, 4258 Copperstone

Absent

Victoria Johnson, Treasurer

Naren Jhala, Member-at-Large

The committee conditionally approved Laura Krupp's request for rear yard modifications. She must submit exhibit B with neighbor signatures.

Emil Debbas presented an after-the-fact request to install pavers on the right side of his driveway in place of the grass. The committee advised that he must return exhibit B with impacted neighbor signatures before this would be considered.

The DRC Meeting was adjourned at 7:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
March 19, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:05 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

Naren Jhala, Member-at-Large

John Snee, GM Management

Kerry King, Gothic Landscape

Homeowners per sign-in sheet &

Zoom (2207 Swift Fox, 4246 Copperstone)

Minutes

Jay made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **February, 2026** meetings (George abstained). The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, presented the report. He discussed that this summer is expected to be hotter than normal, so water usage will likely be higher as well. Kerry reviewed options for addressing the declining oak trees and he has been mixing and matching sprinkler heads to ensure proper water delivery and the crew has been hand watering.

The board and Kerry discussed an estate lot where the owner cut some trees in the HOA-maintenance area, reduced the number of bubblers causing damage to the lines, removed sprinkler heads and relocated the lines to provide water to their oak trees. Kerry will supply a proposal to make all necessary repairs to the system and replace the tree and the expenses will be passed along to the owner.

There was discussion that many owners have allowed vegetation to grow through the iron fences and encroach on HOA-maintained areas. Other items discussed: “Men Working” sign policies when the crew is working in the medians; the rose plants and Crepe Myrtle trees have been fertilized; there have been several car accidents; the dog waste stations and irrigation have been vandalized; residents report that individuals have been throwing objects at cars; the irrigation pumps have recently been serviced. More work is required and we should have the bid soon. RSRPD has completed the repairs to the trail at Young Wolf. George asked Kerry to have the crew reinstall fallen fence rails. Naren advised that a proposal from Gothic to repair damaged posts and rails is forthcoming.

Financials

Vicki presented the financials. Naren advised he would send out a revised/updated cover page to reflect February 2026 after the meeting. The board discussed that a check sent to a vendor was intercepted and the bank notified GM Management before it could be cashed. The checking account has been closed and a new account is being created. Naren reported that he has scheduled a call with a representative from Appfolio to go over some outstanding questions that he has on the financial reports. Naren is also looking into a \$520 “security clearing credit” on the report. Naren advised that actual water usage over the prior 4 months has been substantially lower than budgeted due to all the rain we received. He also reported that the loan taken from reserves for the insurance premium will be paid off by May.

Management

John gave the Manager’s Report.

Water Feature – the board asked John Snee to ask the water feature maintenance company to check the timer on the pumps since the time change.

The board asked John to check with Timothy Cline Insurance on the status of the insurance renewal.

Motorcycle Accident on 9/25/25 – John Snee advised he has reached out to the rider requesting reimbursement for the damages. George discussed various options to recover the funds. John Snee to send a final 15 day or pay demand letter.

HOA Business

Security – The board discussed the reports of individuals vandalizing common area property and throwing bottles at cars. John Snee gave some information about security camera options. The board discussed having George draft a letter to all owners requesting their help to identify the perpetrators and explain that a special assessment may be required to invest in cameras or increased security patrols.

Updating the Rules for AB130 Compliance – The board will review the recommended changes from attorney Tom Ware. George moved to hold a special meeting to discuss further before the next meeting should the need arise. Jay seconded and the motion carried.

Proposals –

Vicki moved to approve the bid from Gothic to install more tree stakes. Naren seconded and the motion carried.

George moved to approve the bid from Gothic for the tree trimming. Jay seconded and the motion carried. Naren will see if he can get the price reduced further.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:38 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
February 19, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 6:04 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Kenneth Kozovich, 3607 Cascara Court

Absent

George Khalatian, President
Roy Sanchez, Secretary

Kenneth Kozovich, 3607 Cascara Court, presented a request to install an iron fence around his front courtyard. After reviewing all of the documents and plans, Jay moved to approve the project using fence sample #1. Naren seconded and the motion carried.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
February 19, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 7:10 P.M. Also present:
Victoria Johnson, Treasurer
Naren Jhala, Member-at-Large
John Snee, GM Management
Maureen Shirley, Finance Committee
Homeowners per sign-in sheet

Absent

George Khalatian, President
Roy Sanchez, Secretary

Minutes

Jay made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **January, 2026** Meeting. Naren seconded and the motion carried.

Landscape

Naren presented the landscape report. The irrigation system has been off due to the rain, resulting in a below average water bill. Naren, John Snee and Kerry from Gothic met with a homeowner on Griffon to review installing some privacy trees. Naren and Kerry will present recommendations at the next meeting.

Financial

Naren presented the financial report. Naren and Maureen discussed the homeowner prepaid amounts and a security clearing credit from Appfolio. Naren advised that all reserve loan payments will be repaid by the end of May.

The board reviewed the new reserve study. Naren advised that Gothic is working on an estimate to repair/replace damaged split rail fence posts and rails.

Collections –

Jay moved to record a lien on account GMBK-00-198-1 for delinquent HOA assessments and turn over to Alterra. The motion was seconded and carried.

Management

John gave the Manager's Report.

HOA Business

Proposals –

Jay moved to approve the pump maintenance proposal from Gothic (#25129E93) for \$7,226. Naren seconded and the motion carried.

Homeowner Comments -

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:25 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
January 15, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:00 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

John Snee, GM Management

Ravi Kumar Narla, 4085 Snowgoose

Absent

Naren Jhala, Member-at-Large

Ravi Kumar Narla, 4085 Snowgoose, addressed the board regarding a rear yard improvement project. George requested they add information about the basketball court and have neighbors sign the form and then email the updated information to John Snee. George stamped with conditional approval. John Snee gave the owner the stamped request during the meeting.

The DRC Meeting was adjourned at 6:15 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
January 15, 2026
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:08 P.M. Also present:

Jay Sucher, Vice President

Victoria Johnson, Treasurer

Roy Sanchez, Secretary

John Snee, GM Management

Homeowners per sign-in sheet

Absent

Naren Jhala, Member-at-Large

Minutes

George made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **November, 2025** Meeting. Jay seconded and the motion carried.

Landscape

George discussed that several of the chains blocking vehicle access to the cutout asphalt areas where manhole covers are located should have reflectors or reflective paint/signs installed for better visibility at night. The board also discussed some sidewalk cracks along Lost Canyons, between Erringer and Legends. John Snee will ask Gothic to review for what might be causing these issues. The owners at 3177 Griffon discussed their displeasure with the 6 privacy trees that Gothic was going to install on the slope behind their home and for which they were sharing the cost. John Snee advised he would schedule a meeting with the owners, Gothic and the landscape committee to review the options. Vicki requested that Gothic review the large tree behind her home because it's getting large and leaves/debris/branches get blown into her yard during high wind events.

Financial

Vicki presented the financial reports and updated the board on the status of the maturing CDs. After discussions with the financial adviser at US Bank Wealth Management, she recommended investing the maturing funds in 6 month T bills with 3.7% APR. After discussing the pros and cons of T bills versus CDs, George made a motion to invest in the least risky investment options with the highest available yields; 3 different investments in \$250k increments for 3 months and 6 months. Jay seconded and the motion carried.

Collections – George moved to record a lien against the following accounts and turn over to Alterra for delinquent HOA assessments: GMBK-00-217-1, GMBK-00-397-3, GMBK-00-676-1. Jay seconded and the motion carried.

Management

John gave the Manager's Report.

The board discussed postponing the villages monument painting project. John Snee will look at them more closely and get back to the board.

HOA Business

Fire Safety - Vicki advised that she will reach out to Gabe to coordinate the site inspection for Firewise certification.

SCE PSPS Events – The board reviewed a letter from SCE that outlined plans for mitigating any impact of PSPS events on the community after the recent switch from the Burleson to Tapo circuit.

Updating the Rules – George made a motion to have attorney Tom Ware update the HOA's enforcement policy and fine schedule to comply with AB 130. Jay seconded and the motion carried.

Gothic Proposals – The board reviewed and discussed some bids and requested that more detailed information be added to the proposal to service the booster pumps. The board decided to wait until Naren is in attendance at a future meeting before approving Gothic bids.

Homeowner Comments -

Maureen Shirley discussed broken split rail fences on Lost Canyons.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:16 P.M.

Minutes taken and transcribed by John Snee