

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

President George Khalatian called the meeting to order at 6:02 P.M. Also present:
Jay Sucher, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Melanie Young, 3405 Heartland

2707 Reflections – The board reviewed and approved the owner’s request to make changes/improvements in her rear yard.

3405 Heartland – The board reviewed/approved the owner’s request to paint her home. Melanie presented a request for paint.

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

Minutes taken and transcribed by John Snee

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

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

Minutes

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

Landscape

Kerry King from Gothic was not present. John Snee reported that Kerry advised Gothic has been working on knocking down weed regrowth. Naren reported that the water has been off due to rain. Tree trimming will be planned for the spring of '26. Brian Troop discussed his conversations with Gothic regarding making changes to the landscape to go more drought-tolerant. The board advised they are awaiting updates from Cal Fire on their guidelines and requirements before moving forward with any proposals. The board also discussed obtaining homeowner input before making any drastic changes to the landscape.

Financial

Naren presented the financials. The board discussed if the reimbursement funds for the fence project that have been collected from the owners can be transferred to Reserves and Naren confirmed that they could be transferred now. The board discussed opening another CD after the transfer is completed. Vicki will look into this. The board discussed whether the loan from reserves to operating (to pay the insurance premium) could be reflected on the balance sheet and if a make-up payment is needed for a loan payment that was missed in June, 2025. The board also discussed whether a tax refund will be received since the HOA pre-paid ~\$8k.

Management

John Snee gave the Manager's Report.

HOA Business

Holiday Decorations – Naren moved that the HOA shall not sponsor the holiday decorations contest in 2025. The motion was seconded and carried.

Security Patrol for Halloween – George made a motion to increase the security patrols for Halloween night. Start the patrols at 6pm (end at 2am) and add an additional patrol car; run “low lights” and drive slowly through the community. The motion was seconded and carried.

Executive Session Adjournment Summary

The Board discussed / addressed the following: homeowner delinquent accounts, violations/fines and vendor contracts.

The meeting was adjourned at 7:57 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
September 18, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

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

Lilly Liu, 1976 Lakota

Absent

George Khalatian, President

Jay Sucher, Vice President

Lilly Liu presented a request for approval to improve her front yard. The board approved the request and she was given a copy of the document with stamped approval.

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

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
September 18, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Victoria Johnson called the meeting to order at 7:05 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

Minutes

Vicki made a motion to approve the regular and executive session minutes and DRC minutes and decisions of the **August, 2025** Meeting. Roy seconded and the motion carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the controllers were turned off due to rain. They are monitoring the Heritage Oaks to ensure they receive the proper deep watering; all park areas were fertilized; the dog station and baskets have been installed; the v-ditches are being cleaned in advance of winter; irrigation repairs are ongoing; there was a mainline repair on Erringer. There have been some vehicle accidents on Erringer. They have installed 2 new controllers that failed due to age. They are addressing weed re-growth to help protect community safety. There was a conflict with an owner on Eagle Flight. Naren will review the areas of concern.

Financial

Naren presented the financial reports. All owners have now been billed for the fence painting project. Naren is working with Appfolio and GM to answer questions on the financials.

Management

John gave the Manager's Report.

Executive Session Adjournment Summary

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

The meeting was adjourned at 7:42 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
August 21, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

Vice President Jay Sucher called the meeting to order at 6:00 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management

Absent:

George Khalatian, President

Vanessa Tranchi, 1959 Lakota, presented a request to paint her home, which the committee approved.

Jeff Chase, 3680 Young Wolf, addressed the board regarding a rear fence/wall project and front yard project that would include the installation of pilasters. The committee approved the front pilasters project and conditionally approved the rear fence/wall project (he must resubmit Exhibit B with signature from owner of 3602 Legends because this could be considered a “party wall.”)

The DRC Meeting was adjourned at 6:12 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
August 21, 2025
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 Khalatian, President

Landscape

Kerry, of Gothic Landscape, gave the following report: July was cooler than usual, enabling us to reduce the watering days, but the temperature has increased and so the watering schedule has been increased to 4 days per week.

Kerry requested that the homeowners trim back the hedges on their yards that border any common area/open space so as not to impede the crew members' access to the slopes.

The crew has been applying pre-emergent for weed growth. They are also removing broken split rail fence rails and resetting fallen rails. They've been replacing declining plant material in various areas. There have been numerous mainline repairs throughout the properties.

The plant material at the water feature has grown quite large and has been relocated so as not to block the HOA monument sign.

Upcoming projects include turf fertilization, irrigation inspections and repairs, summer detail trimming, add new plants to the monuments, monitor fire mitigation zones for regrowth.

Kerry reported that individuals have been throwing dog bags into planter bed at the Falcon park.

The board and Kerry discussed the coming Firewise restrictions that will affect the HOA common areas and the individual owners' properties. John Snee will contact VCFD to see if someone can attend an upcoming meeting to discuss the restrictions.

Some owners discussed that some of the village monument signs have become faded; dogs are not on leashes, there are excessively muddy areas, shrubbery growth near intersections.

The board reviewed a request from 2662 Castlewood to have a common area tree removed and to have the landscape on the HOA maintained slope in front of the property improved/maintained.

Minutes

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

Financial

Naren presented the financials. Naren advised that the balance sheet still needs some adjustments from the transfer to Appfolio from QB.

Committees

Finance – Maureen and the board discussed the financials.

Management

John gave the Manager's Report.

The board asked that "Officer Positions" be added to the next agenda.

HOA Business

Firewise - John Snee advised George and Gabe from Firewise have been trying to make arrangements for the site visit and that this will be scheduled after Labor Day.

Housing Development next to Glenmeadow – The board discussed that there may be an environmental study underway at the properties.

Homeowner Comments -

Brian Troop presented his findings on converting the medians and planters to pavers. He offered to work with Gothic on ideas to convert the median planters to drip irrigation.

A homeowner discussed traffic safety at Silverstone and Lost Canyons.

A homeowner discussed party wall issues.

Executive Session Adjournment Summary

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

The board voted to move forward with foreclosure on APN 619-019-4135 for non-payment of HOA assessments.

The meeting was adjourned at 8:30 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
July 17, 2025
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
Paul Hadley, 3374 Granite Peak
Susan Strong, 3382 Granite Peak

Absent:

Naren Jhala, Member-at-Large
Victoria Johnson, Treasurer

Paul Hadley addressed the committee regarding his front yard grass refurbishment project. The committee approved the project.

Susan Strong presented a DRC request to paint her home using off-white Swiss Coffee and Espresso Macchiato. The committee approved the 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 17, 2025
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
John Snee, GM Management
Homeowners per sign-in sheet

Absent:

Naren Jhala, Member-at-Large

Minutes

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

Landscape

Because Kerry of Gothic and Naren (landscape committee) were both absent, the board took landscape questions from the owners in attendance.

Ray Barbarossa, 2662 Castlewood, discussed the condition of the HOA-maintained landscape at his lot, including the status of an adjacent tree that he had requested be removed. George advised he would stop by the properties to observe Ray's concerns.

Joyce White, 2298 Swift Fox, discussed Firewise. George advised he would meet with the Firewise coordinator to do the site walk, soon. George announced that Kerry from Gothic obtained the common area weed abatement fire clearance certificates and that these will be posted on the website.

Financial

Vicki presented the financials. John Snee announced that GM Management has begun using Appfolio for the accounts payables (in addition to receivables) as of June, 2025, so the financials will no longer be based on Quickbooks reports.

Management

John gave the Manager's Report.

HOA Business

Fire Safety – the board discussed the status of the adjacent housing development.

Community Safety – The board discussed that there have been reports of individuals riding e-bikes in an unsafe manner in the community and directed John Snee to send another email to the community.

Homeowner Comments -

The homeowners in attendance discussed fire safety, security patrol service, the fence painting project and a request to install a shed.

Executive Session Adjournment Summary

The Board discussed / addressed the following: Homeowner violations/fines, delinquencies 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 19, 2025
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
Jeff Chase, 3680 Young Wolf

Absent

Naren Jhala, Member-at-Large

Jeff Chase presented a request to install patio cover. 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
Annual Members' Meeting &
Board of Directors' Meeting
June 19, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office & Zoom

President George Khalatian called the meeting to order at 7:04 P.M. Also present:
Jay Sucher, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Kerry King, Gothic Landscape
Homeowners per sign-in sheet

Absent

Naren Jhala, Member-at-Large

Annual Meeting

John Snee announced that an insufficient number of ballots were returned so the meeting could not be called to order. Jay moved to not make a second attempt to establish a quorum because only the incumbent board members are running for election. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: The irrigation usage had been reduced by 25% for the last few months, but now with the increase in temperatures, this has been dialed back to only a 10% reduction so as to not risk the already-stressed plants/tees. The crews have been applying fertilizer. Weed abatement is ongoing and Gothic will actively knock down any regrowth. The board discussed letting some low-visibility areas go back to native growth to save on watering costs. Kerry advised that as irrigation repairs are being made, upgrades in materials are being made (going to schedule 80 from 40). He also stated that the controllers will need to be updated soon. Gothic removed the dead Pine trees on Erringer at no charge. Bougainvillea has been installed on Eagle Flight. Some Oak trees are declining due to fungal infestation after the heavy rain in 2024. Kerry will provide a bid to treat with fungicide. Kerry will ask the fire district for brush clearing certificates of compliance.

Minutes

George made a motion to approve the regular and executive session minutes of the **May, 2025** meetings as well as the DRC minutes and decisions. Jay seconded and the motion carried.

Financial

Vicki gave the financials. Vicki reported that multiple reserve deposit checks were held during the 2024/2025 fiscal year to help support cash-flow in the operating fund. These were approved as short-term loans in a motion that was approved at the May, 2025 meeting.

Roy discussed some questions about the financial report formatting.

The board discussed that some recent checks only had one board member's signature. John Snee explained that the normal procedure is all checks have two board member signatures. It would only be a rare, exigent situation that would necessitate release of payment with only one board member's signature. The board advised that checks must always have counter-signatures.

Jay requested to see a chart showing monthly receipts and expenditures to show cash flow patterns within the month, and what the account balances are at each meeting.

The board requested to know the recent history of payments to the street sweeping vendor.

Management

John gave the Manager's Report.

HOA Business

Insurance Payments – So as to avoid financing fees, the board elected to not pay the insurance premium in installments. Roy moved to take a loan from reserves in the amount of \$72,122.31 to pay the premium up front. The motion was seconded and carried.

Security Cameras for Fountain – George reported that he is researching solar powered security camera options for the water feature area.

Homeowner Comments -

Brian Troop updated the board about his meetings with the city regarding making changes / updates to landscape and hardscape in order to save water. He will soon be meeting with contractors and is also looking at whether rebates would be available.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:22 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
May 15, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:07 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Thomas De Smet, 1835 Lakota
Partamin Nawabi, 4093 Snow Goose

Absent:

Jay Sucher, Vice President

Thomas De Smet, 1835 Lakota, presented plans for a front yard and front porch project that was approved and will be completed within 6 months.

Partamin Nawabi, 4093 Snow Goose, presented a request to paint her home that was approved.

The DRC Meeting was adjourned at 6:22 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
May 15, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:04 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

Minutes

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

Landscape

Kerry, of Gothic Landscape, gave the following report: fire mitigation/weed abatement is ongoing and they will continue to address any regrowth after the June 1 deadline. The city installed a chain with lock at the trailhead on Legacy, but Gothic was able to work around it. The plants at the water feature blocking the Big Sky sign may be relocated. Irrigation wires are being traced and repaired near Eagle Flight and Snowgoose. Several rattle snakes have been encountered and eliminated. There are two dead Pine trees in the center median on Erringer. A homeowner was observed pulling out rose plants on Erringer.

Financials

Naren gave the financial report and advised he is working with GM Management to transfer the reports to Appfolio. Naren and the board also discussed that the operating

account owes the reserve fund \$70,000 from late 2024 when the funds were borrowed in order to pay the higher than anticipated water bills. Also, in order to meet operating fund cash flow requirements, the following reserve deposit checks for the 2024/2025 fiscal year are being held and have not yet been deposited into the reserve fund: September for \$28,520 (check #1231), October for \$28,520 (1247), November for \$28,520 (1266), December for \$28,520 (1285), January for \$28,520 (1297), February for \$28,520 (1310), March for \$28,520 (1328), April for \$28,520 (1344), May for \$28,520 (1358) totaling \$256,680. The four reserve deposit checks for September, October, November and December, plus the \$70,000 loan that was taken from Reserves in October, 2024, will be deposited into the reserve account before the end of fiscal year 2024/2025. The remaining reserve deposits that are being held, totaling \$142,600, will be deposited within 12 months of the issuance of those checks (\$11,883.33 per month). Roy moved to approve these short term loans. The motion was seconded and carried.

Committees

Maureen discussed the financials.

Management

John gave the Manager's Report.

HOA Business

Landscape – Naren advised that he would speak with Gothic to get clarification on the booster pump maintenance proposal.

Homeowner Comments -

Brian Troop addressed the board regarding the budget and water/landscape expenses. He volunteered to help look into converting the landscape and irrigation to low-water-use. Vicki advised the state will be mandating dramatic changes to landscape for fire safety. Brian will come up with a plan to present to the board.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:09 P.M.

Minutes taken and transcribed by John Snee

Minutes
Big Sky Association
Design Review Meeting
April 17, 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:
Jay Sucher, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management

3369 Heartland – Paint request approved.

2960 Milestone – Solar power wall approved.

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

Minutes taken and transcribed by John Snee

Minutes
Big Sky Association
Board of Directors Meeting
April 17, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:00 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

Landscape

Kerry, of Gothic Landscape, gave the following report: The crew is knocking down weeds and doing the fire clearing around the perimeter of Gen Meadow and as well as the fire lane off Lost Canyon. Sidewalk crack weeds are also being sprayed. They're also dealing with rodents that are eating irrigation wires. There have been multiple mainline repairs. The rose plants have also been vandalized. SiFi Networks advised Kerry that new utility vaults have been installed in the parkway planter on Errigner between Peregrine and Lost Canyons. Arbutus trees on Legends have been treated with fungicide. Multiple split rail fence repairs are required and Naren advised this would be addressed after May 1. The board discussed the poor condition of the planters in the roundabouts on Eagle Flight and Kerry advised that these were infested with Bermuda grass so they had to be treated. Kerry reported that the plants in front of the water feature that have grown and are blocking the Big Sky sign are under review. The board discussed relocating the sign to the median. Kerry and the board discussed ideas to reduce water usage.

Minutes

George made a motion to approve the regular and executive session minutes of the **March, 2025** regular meeting, executive meeting and DRC meeting. Roy seconded and the motion carried.

Financial

2025/2025 Operating Budget – Jay made a motion to approve the budget with the board’s adjustments and to keep dues unchanged at \$295 for Glenmeadow and \$260 for everyone else. George seconded and the motion carried.

The board discussed that the recent water bills have been much lower since the irrigation system has been turned off due to rain (there are still minimum meter/lift station service fees that must be paid). Naren will review the financials after April 30 and then recommend how many of the reserve deposit checks that have been held can be deposited before the fiscal year-end.

Reserve Study – The board directed that irrigation repairs should be added back to the reserve study (they were removed several years ago and reclassified as an operating expense).

Management

John gave the Manager’s Report.

HOA Business

Fire Safety –

Firewise – John Snee advised that he registered the HOA on the Firewise website; the next step is for the onsite review of the properties. John Snee will email some dates to the board and Gabe from Firewise.

The board discussed a homeowner’s concerns about the required vegetation clearance requirements behind the homes on Moonstone. The owner will go to the city council to request clarification.

Iron Fence Project – The board reviewed the results of Eric Shield’s spot-check of the reported measurements of the completed fences in village A and the board determined that no further reviews are necessary because the measurements fell within the acceptable range compared to what Ernie Romero reported.

Monument Signs – The board discussed that painting the village monument signs would be tabled and reviewed next year.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:28 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
March 20, 2025
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

Pamela Morris, 1965 Lakota

Noam and Judy Sharf, 3177 Griffon

Pamela Morris presented a request to paint her home, install an orange tree and a sauna and spa in the rear yard. The committee approved the paint colors, orange tree and conditionally approved the spa and sauna, pending city approval.

Noam and Judy Sharf presented a request to make changes to the front of the property, to include landscape changes (including installation of Palm trees) and installing a side gate where there is currently a brick wall. The fence would be identical in design/style to the fence/gate on the other side. The board approved the requests, though cautioned that future changes to the fire code may necessitate removal of the Palm trees.

The DRC Meeting was adjourned at 6:28 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
March 20, 2025
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
Gabe Alberian, Firewise

Guest Speaker

Gabe Alberian from Firewise addressed the board and homeowners regarding the Firewise program. Vicki moved to proceed with getting the community certified. The motion was seconded and carried.

Landscape

Kerry, of Gothic Landscape, gave the following report: the irrigation system has been turned off for the prior 30 days due to rain events (there are 44 smart controllers and 187 valves; each valve has roughly 30 sprinkler heads). Due to the system's age, replacement controllers may be required in the near future as they approach end of life cycle. Kerry, the board and owners discussed gopher activity and pest control efforts as well as several areas with broken split-rail fences. Naren advised the fence repairs should be scheduled after the rainy season. Other owners discussed the poor condition of the RSRPD trails, especially at Young Wolf, as well as the maintenance responsibility for the wildlife corridor that is owned by the Santa Monica Mountains Recreation Conservation Authority. John Snee will send a letter asking that they maintain these locations. Owners also discussed the irrigation system and ways to save money. Jay advised that the current board is trying to rein in costs to keep the dues as low as possible.

Mark Butler, 3040 Moonstone, submitted a speaker card and discussed the vegetation growth behind his home and advised he spoke with the city's planning department about the matter. The board advised that the HOA is in compliance with fire code by doing weed abatement to at least 100' of structures, and not 100' of the property line.

Minutes

Vicki made a motion to approve the regular and executive session minutes of the **February, 2025** Board Meeting. The motion was seconded and carried.

Committee Reports

Finance Committee – Maureen Shirley discussed the financials with the board. The committee will meet at the offices of GM Management to go over some corrections with the bookkeeper.

Financial

Naren gave the financials. Seven reserve deposit checks for the current fiscal year have been held (not yet deposited) due to low operating account balances. This has been due to the high water bills resulting from lack of rain. These payments will either be deposited before the end of the current fiscal year, or the board will discuss/approve a payment plan to deposit the allocated funds within 12 months. The Association has spent roughly \$600,000 this year on various maintenance projects. The HOA is billing ½ of the charges (\$175,000) back to the affected homeowners for the ongoing shared iron fence painting project and these fees are being charged to those owners as the contractor completes each village.

Management

John gave the Manager's Report.

HOA Business

Aromatic Tree Project – The board discussed the status of the project. Jay advised that the project originally included Eucalyptus trees to be installed, but this may not be desirable at this location due to fire risk concerns.

Falcon wall (behind Elliston homes) – After reviewing the comments from the soils engineer, Jay moved to get the attorney's opinion on the recommendation. Vicki seconded and carried.

Stormwater Facilities Cleaning – The board asked John Snee to see if the vendors can reduce their pricing.

Annual Elections, Inspector of Elections for 6/19/25 meeting – Vicki moved to appoint Joyce White to be Inspector of Elections since the original inspector is unavailable. The motion was seconded and carried.

Bids / Proposals –

Dog stations – Naren will speak with Gothic about reducing the price.

Gothic Proposals for Oak Tree Treatments – The board asked that the bids be revised to show the per-tree treatment price. Naren will obtain this information.

Gothic bid for fence repairs (bid #21425744) for \$7,475.71 – Vicki moved to approve, but the motion was not seconded. The board wants to know why the reserve study allocated \$200k for these repairs, but the HOA has spent roughly \$250k YTD.

Executive Session Adjournment Summary

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

The meeting was adjourned at 9:27 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Design Review Meeting
February 20, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 6:05 P.M. Also present:
Jay Sucher, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Steve Alkana, 4368 Copperstone

Absent

Naren Jhala, Member-at-Large

Steve Alkana addressed the board regarding modifications to a retaining wall in the backyard. It was approved with conditions (must get neighbor signoff).

The DRC Meeting was adjourned at 6:19 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
February 20, 2025
Location: 40 W. Easy St. Simi Valley
Downstairs Office

President George Khalatian called the meeting to order at 7:00 P.M. Also present:
Jay Sucher, Vice President
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
John Snee, GM Management
Fire Captain Sean Davey, Station 47
Kerry King, Gothic Landscape
Homeowners per sign in sheet

Absent:

Naren Jhala, Member-at-Large

Guest Speaker

Fire Captain Sean Davy addressed the board and homeowners regarding fire safety matters and answered homeowner questions about fire hardening and preparedness. Captain Davy suggested residents review the website for the Fire Hazard Reduction Program (<https://vcfd.org/fire-hazard-reduction-program-fhrp/>) and www.vcfd.org for more helpful information. He also complimented Gothic Landscape for their ongoing efforts in helping to meet the Fire District's minimum weed abatement requirements.

Landscape

Kerry, of Gothic Landscape, gave the following report: the water has been turned off due to recent rain which is very welcome because the previous months had been very dry; requiring focused watering to keep the plants alive. Kerry also elaborated on Gothic's procedures to ensure fire code compliance. They recently removed substantial amounts of vegetation behind the homes on Moonstone and are working to repair broken split rail fences.

Homeowner comments related to landscape – The homeowners in attendance discussed fire clearing procedures and that individuals on e-bikes dressed in all-black have been engaged in vandalism, damaging HOA property (landscape, irrigation, fences) and building encampments on the park trails. The board directed management to send a letter to the responsible government agencies to request assistance with these issues.

Minutes

Jay made a motion to approve the regular and executive session minutes of the **January, 2025** Board Meeting. Roy seconded and the motion carried.

Financial

Vicki presented the financials. The board discussed the higher-than-anticipated watering costs that have contributed to monthly cash flow shortfalls. The board also discussed the upcoming reserve study.

Collections –

Jay made a motion to record a lien against account # GMBK-00-481-2 and turn over to collections for delinquent HOA assessments. George seconded and the motion carried.

Management

John gave the Manager's Report.

HOA Business

The board announced that the Annual Meeting is on 6/19/25. Vicki moved to appoint Kevin Soucie as Inspector of Elections. The motion was seconded and carried.

Homeowner Speaker Cards -

Mark Butler, 3040 Moonstone, discussed the vegetation growth behind his home and requested that the HOA clear to at least 100' from his lot lines. He advised that he has contacted the Fire Department about this as well. The board advised that Gothic clears to within 100' of the nearest structure (and up to 200', where possible). Fire code requires 100' clearance.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:45 P.M.

Minutes taken and transcribed by John Snee

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

Vice President Jay Sucher called the meeting to order at 6:08 P.M. Also present:
Victoria Johnson, Treasurer
Roy Sanchez, Secretary
Naren Jhala, Member-at-Large
John Snee, GM Management
Dan and Kim Lam, 3885 Eagle Flight

Dan and Kim discussed their proposal to install planter walls in their front yard. The committee approved and signed the request. The owners anticipate the work will be completed by mid-March.

The DRC Meeting was adjourned at 6:18 P.M.

Minutes taken and transcribed by John Snee

Big Sky Association
Board of Directors Meeting
January 16, 2025
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
Homeowners per sign-in sheet

Minutes

George made a motion to approve the regular and executive session minutes of the November, 2024 meetings. Jay seconded and the motion carried.

Landscape

Naren gave the following report: Gothic cut back service during the wind storm so as not to risk fires. They have been addressing wind damaged landscape.

Naren recommended owners attend the city council meetings to discuss concerns about the new housing developments and emergency egress during potential fire events.

The board and owners also discussed long term landscape plans for controlling water and maintenance costs. Naren advised the watering has been reduced to 2 days per week and water flow has been reduced by 40%.

Naren will ask Gothic to reduce the price on the bid to remove the two declining trees on Erringer.

Naren advised that he has a contact for a company that uses goats for weed abatement.

Financial

Naren presented the financials.

Finance Committee – Maureen discussed the recent high water bills and the financial report formatting.

Collections –

GMBK-00-081-2 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Naren seconded and the motion carried.

GMBK-00-296-2 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Roy seconded and the motion carried.

GMBK-00-561-1 – George moved to record a lien against the property and turn over to Alterra due to unpaid assessments. Jay seconded and the motion carried.

Management

John gave the Manager's Report.

The board asked if a rep from the Fire Department can attend the next meeting.

Sidewalk repair on Lost Canyons at Eagle Flight – The board asked that we approach the city about repairing the sidewalk.

Reserve Study – The board asked if the rep from Association Reserves can meet with the board to go over questions.

The board discussed getting a bid from Ernie Romero to paint the HOA monument signs and also to put fence painting status updates on the website.

HOA Business

Fire Safety – John Snee reported he discussed the Fire Wise program with a rep from Ventura Fire Safe. The board asked for input from the Association's insurance broker regarding the costs versus benefits before proceeding further.

Jay discussed black e-bikes driving around the neighborhood in an unsafe manner.

Homeowner Comments -

The owners discussed fire safety and cell coverage concerns and power shutoffs.

Kumar Maheshwari, 4025 Snowgoose, discussed the poor cell service in the community and life-safety/property-safety concerns.

Vineet Agarwal, 3477 countrywalk, discussed life-safety/property-safety concerns, fire prevention, brush clearing protocols.

Jacob Koshy, 1877 Lakota, discussed brush management. Naren advised he will review the concerns about the hill that Jacob reported.

David Fisher, 3448 Soft Whisper, discussed brush management.

Garry and Josie Montanari, 4274 Copperstone, discussed construction nuisances from the new housing development. (Dirt is being blown onto their property and swimming pool.) The board recommended they go to a city council meeting and encourage other neighbors who are experiencing similar issues to do the same.

Executive Session Adjournment Summary

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

The meeting was adjourned at 8:34 P.M.

Minutes taken and transcribed by John Snee