

Big Sky HOA Meeting
6 Nov 2013 at 6:00pm
Snowden Elementary School Cafeteria

Board Members Present:

Dawn Altmaier - President

Donnita Voss - Treasurer

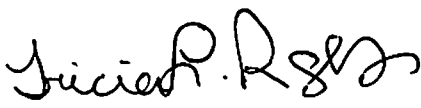
Tricia Riggs - Secretary

John Gahagnan - Director

Meeting began at 6:04 pm. All Big Sky homeowners were invited.
19 Properties represented by owners present
68 mail in votes/proxies

1. Ms. Altmaier opened the meeting by thanking everyone for attending. She proceeded by discussing the packet that was mailed out to homeowners, to include measures on the ballot, fine schedule, and newsletter. She ensured everyone in attendance had received a package.
 - a. Ms. Altmaier reminded everyone not to park on streets especially during winter months when snowplows could come through.
 - b. Concern about the snow berms in driveways caused by snowplows will be addressed to the county.
2. Questions for the Board resulted from the discussion:
 - a. Can a board member be taken off board for failure to comply with CC&Rs? Yes, all Big Sky homeowners are required to comply with CC&Rs. The new fine schedule will take affect and regardless of position held, any homeowner can and will be fined and expected to comply with CC&Rs. Repetitive failure to comply can mean removal from position on HOA board in accordance with the CC&Rs and Bylaws.
 - b. What about violations to Spokane County codes? Those violations can be reported to the board, but they should be reported to Spokane County.
 - c. What can be done about speed limit signs and enforcement around Eagle Park, Aero Road, and Hallet Road? Previous board members have addressed to the County but no action was taken. Ms. Altmaier will re-address with the county.
 - d. What can be done about trucks using West Terrace and subdivision as a "Turn-Around"? The board will look into legality of posting a sign that says no trucks except for residential deliveries.
 - e. Homes on 72nd Ave that back up to residents on January Street have an area where weeds are not taken care of; who is responsible for this area? We believe it is the other subdivision, but will have to check records and area to be certain. We will follow-up with HOA for West Terrace to see what can be done.
 - f. Can anything be done about Sunshine Garbage making so much racket at 5:30am? Unfortunately, no.
3. Matt from Spokane County to discuss deed to Area 5.

- a. What does it mean for Big Sky? They will take over maintenance, which decreases our outgoing expense each year if measure is approved to deed this area to county.
 - b. What will happen with land? Pond will stay. Wetland areas will be moved to corners and open up space in middle for future projects. Possible County park.
 - c. County will apply for grant to make land more usable.
4. Discuss measures on ballot.
- a. Measure 1: Quorum changes from 60% to 33%. Discussed how, on average, less than 20% of Big Sky homeowners attend meetings, mail in ballots, etc. With a 60% quorum needed we will not be able to effect changes. Lowering to 33% will mean better opportunity to make changes to fix and maintain our neighborhood.
 - b. Measure 2: Area 5 deeded to Spokane County. No further discussion.
 - c. Measure 3: Budget Ratification. Reserve study payment, fence replacement, loan or no loan.
 - 1) Concerns regarding fence-what can be done to ensure (if fence is replaced) that homeowners will take care of it and we won't have to replace the fence again in 5 years? We will have a warranty on fence, homeowners who damage fence will be held liable and fined.
 - 2) CC&Rs don't specifically say fence is common area. Why does the neighborhood have to foot this expense? Lawyer reads it as we can deem it common area (as decided by board).
 - 3) Expense to homeowners loan vs no loan. Would be additional \$160/year without loan for 3 years, then additional \$8/year after that. Would be, no more than, an additional \$87/year (based on loan length-5, 7 or 10 years) with loan for length of loan. Loan should be approved and time line would be beginning in Spring replacing fence.
5. Call made to cast votes for those in attendance who did not mail in votes. Votes were tallied by Tricia, Donnita, Dawn, and Robert
- a. All 3 measures passed with the tallies of 87 votes; however because a quorum was not established, only the budget was approved per Article 10.4
 - b. Budget is ratified/approved
 - i. Board will apply for loan to cover cost of reserve fund
 - ii. If loan not approved, next year's dues will be \$260
 - iii. Because "Area 5" not approved, this may require a special assessment to homeowners in the Spring
6. Meeting adjourned at 7:15 pm with all votes casted and totaled.


TRICIA L. RIGGS, Secretary


DAWN A. ALTMAIER, President