

Minutes of Big Sky Homeowners Association Meeting
29 Jan 2014
Dawn Altmaier's house

Present:

Dawn Altmaier-President

Donita Vass-Treasurer

Tricia Riggs-Secretary

John Gahagan-Board Member

Valerie and Lance from HOAAgents.com Property Management Company

Meeting began at 6pm.

Main goal of meeting was to find out if it was beneficial for the property management company to take over the day-to-day operations of the Big Sky HOA.

Discussed:

- most recent meeting of homeowners, which was in Nov 2013. Shared with them the packet that went out to all homeowners, which included the ballots, newsletter, description of initiatives on ballot.
- New dues, with property management company would increase to \$200, still less than \$260 proposed at last meeting. This would not only pay for fee of company, but would cover costs of fence replacement and still let us pay our bills. The invoices for this next year's dues will go out about 15 Feb and be due 30 days later. New ballots for turning over deed to Area 5 will also go out soon.
- Ponds and cattails: mosquitos, treatment and clear out cattails, common area trimming/maintenance.
- Fence: is fence 50/50 homeowner/HOA? Usually run on that assumption, but HOA will incur costs for fence replacement; with understanding that after replacement should any damage occur at fault of homeowner they will be completely held responsible for the replacement/repairs.
- Advantage of using property management company-voted and all in favor.
- Items were then given to property management company, including all old files, current files, finances, invoices, maps, listing of homeowners, keys to common areas around ponds, Year End Financial Report 2012, insurance, etc.
- Mail will be forwarded to company, keys can be turned over; all billing addresses for electric, water, insurance, etc will be changed to reflect address change; email will also be forwarded;

website will be managed by them, can be simple or include specific info such as minutes of meetings.

- New ideas: Transfer fee each time a home is sold is something to think about, can be anywhere between \$100-\$150 each time. This helps build up reserve money in HOA account. Pet areas, including stations with doggie bags for pet waste disposal. Could begin enforcing house paint choices, using vague language in CC&Rs to cover.
- Signed documents hiring property management company.

Meeting adjourned at 7:15pm.