

Minute of Big Sky HOA Board Meeting – May 24, 2016

Members Present – Britt LaChance, Benn Harrison

Guests Present – Lance Ficklin (HOA Agent), Cindy Harrison

1. As of last meeting we have lost a board member. Russell Shepherd informed President Britt that he no longer would be able to perform duties with the board and respectfully resigned his position as Vice President. Therefore, Benn Harrison has been seated as Vice President and Secretary. We would most certainly like to have another member or two from our Big Sky Community join the board. If any of you are interested or may know of someone who might be interested in becoming a board member, please let us know.
2. After Britt's meeting with HOA Agent, as well as our discussions as the Board of Directors for the Big Sky HOA, we've decided to renew our contract with this company. Britt will stop by before June 30th to sign the new contract.
3. Lance reported the wetland area/lot being taken over by Spokane County that all paperwork has been forwarded to the county and we're simply waiting on them to complete the transaction. (Open)
4. Self-inspections of our HOA will begin June 1<sup>st</sup>, 2016. We as an HOA will be seeking volunteers to assist in conducting these self-inspections once a month. Another compliance inspection will be conducted once per month by HOA Agent. Please refer to our most recent newsletter for those areas of emphasis with regards to these inspections. Also, anyone that may need to see a copy of the CC&R for our HOA, or any other documents relating to our HOA, please visit <http://bigsky.hoaagent.com/>.
5. The maintenance contract regarding the upkeep of our ponds is being reviewed. Lance from HOA Agent solicited bids for clean out and weed kill as well as mosquito abatement, with some astonishing results. Lance of HOA Agent contacted four companies and every one of them declined to bid. One company gave us a ball park figure of \$250,000. In short, we simply cannot afford this. Therefore we are going to try and take care of this problem ourselves. Britt will try to determine what type of weed killer we can use to knock down the overgrowth and proceed from there. More to follow. (Open)
6. Lance will ask for rebids for the common areas with regards to mowing and weed maintenance. This will include the fenced areas as well as those areas adjacent to the ponds to try to keep weed growth to a minimum. (Open)
7. Lance provided the board with a copy of the law regarding what is required for our playground area to make it safe. The ground cover must be "soft fall" or shock absorbing material. We will remove the two spring type toys and the wooden bench due to safety concerns. We'll also solicit bids for the most cost effective ground cover material and complete this project ourselves as an HOA. (Open)
8. Discussed those properties that are abandoned and possibly bank owned. We have several properties where no upkeep is being maintained so we'll try to contact whoever is responsible to get these areas taken care of. (Open)
9. Next meeting scheduled for June 28<sup>th</sup>.