

Minutes of the Big Sky HOA Board of Directors Meeting

30 Sept 2013

Attendees:

Dawn Altmaier-President

Donnita Vass-Treasurer

Tricia Riggs-Secretary

Meeting opened at 6:04pm at Dawn Altmaier's house. John Gahagan and Marcus Olin did not attend.

New topics for the Board Members were discussed.

- 1. Packet of information being mailed to each homeowner will contain:**
 - a. 3 Measures to vote on**
 - b. Proxy Ballot**
 - c. Resolution of the Big Sky HOA Board of Directors**
 - d. Proposed Reserve Budget**
 - e. Fall/Winter 2013 Newsletter**
- 2. Discussion of Resolution, line-by-line**
 - a. Fine schedule-violations**
 - 1) Question by Donnita: How long do we wait until court action?**
 - 2) It was decided that per CC&R Rules, Section 2, Paragraph (b), that 3 months would be fair.**
 - b. Dawn will collect signatures of Board members by Friday, 4 Oct 13, in order to mail packets out, giving homeowners at least 14 days before vote date (6 Nov 13).**
- 3. Rules**
 - a. It was decided that more specific language should be included in the 1 Oct 13 Resolution regarding Section 1, Trailers, Campers, Boats, Etc. By adding the actual language from the CC&R, permission may be granted to the homeowner wishing to have these items parked in front of their homes. Decided it was not necessary to expand on any further language in the Resolution concerning this topic.**
 - b. Decided to omit Section 2, Alterations, regarding permission granted to homeowners for painting exterior of their homes.**
- 4. Budget**
 - a. Budget for 2013 was approved**
 - b. Reserve Budget 2013**
 - 1) Decided Scenario 2, with replacement of fence and no area 5 would go forward for a vote by homeowners at Measure 3 on ballot.**
 - 2) This Measure includes Proposed 2014 budget with a loan and without a loan costs to homeowners yearly HOA dues.**
- 5. Changes of Fall/Winter 2013 Newsletter**
 - a. Move General Agenda of Homeowners meeting to front page.**
 - b. Within Legal Update section, change "number of homeowners" to "a few homeowners"**
- 6. Homeowners meeting to vote would be 6 Nov 13 at Snowdon Elementary.**

7. Mailing packets to homeowners.
 - a. It was agreed that Dawn will make all updates before preparing and mailing packets. Each packet will contain the 8 pages (proxy ballot, measures, 2013 Approved Budget, Newsletter, Resolution, and a stamped envelope for mailing proxy ballots in for those who can't attend schedule meeting.
 - b. She will speak with lawyer, Nick, on any changes before doing so.
 - c. It was agreed that homeowners with multiple properties would get one packet with a ballot for each home.
8. It was agreed that within the next few days, Donnita will print invoices for meeting. Dawn will prepare Resolution for Board Members signatures.
9. With nothing further to discuss, the meeting ended at 6:56.



TRICIA L. RIGGS
Secretary



DAWN A. ALTMAIER
President