



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes February 19, 2010

Big Sky Owners Association Board of Directors met February 19th at 9 AM at the Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: Barb Starz, Don Loyd, Michelle "Mitch" Furr and Rumsey Young. On the phone were Steve Barrett and Kevin Frederick. Will Brunner and Greg Ruff were not able to be in attendance. Mary Jane McGarity and Krista Mach represented staff.

1. **Membership Forum:** No one from the membership was present, no comments were given.
2. **Call to order:** Barb Starz called the meeting to order at 9:10 AM.
3. **January 15, 2010 Minutes - Rumsey Young made a motion to approve the January 15, 2010 minutes and were seconded by Don Loyd. Motion unanimously carried.**

4. Finance Committee

January Financials - Kevin Frederick asked why utilities account was at 93% spent. Krista Mach reported that the expense for the Two Moon and Curley Bear Streetlight replacements were booked to the Utilities Account in the amount of \$5456. Kevin Frederick suggested posting the lights to a different category, but because we are leasing the lights, they should not be posted to a capitalized/ depreciating account. MJ will check with the auditor on a more appropriate account to post the expense (Miscellaneous or other).

Motion made by Kevin Frederick to fund the Operating, Condo and Pond Reserves as budgeted; Steve Barrett seconded the motion. Motion unanimously carried.

Motion made by Steve Barrett to accept the unaudited January 2010 financials as presented; Don Loyd seconded the motion. Motion unanimously carried.

A/R-Foreclosure Update - Barb Starz asked about the Lilly & Lopker accounts (Cascade Ridge) and Krista Mach reported that last year, they paid half of their assessments in the fall and half in the spring. Staff allowed them to pay similarly this year. Payment is expected in May. Kevin Frederick asked about the Mountain Inn and Krista Mach said they are expected to pay in full by March 1st.

Don Loyd asked if the PrimeVest Account was local. Mary Jane McGarity reported that PrimeVest is associated with First Security Bank, and that CDARS is associated with Big Sky Western Bank. Mary Jane McGarity said that BSOA would manage annual assessment revenues between the two accounts on a bi-annual basis.

BSOA Account for Historic Crail Ranch- As part of the jurisdiction project, staff are reviewing every member account in Utility Billing and identifying discrepancies. The review revealed that the BSOA has never assessed the Historic Crail Ranch even though a Gallatin County Tax ID number exists for

the property. BSOA invoices the Big Sky Community Park as well as the Big Sky Chapel. The Board determined that the Historic Crail Ranch should be assessed in full and that the BSAC donation to the Historic Crail Ranch be increased at least \$360 next year to offset the cost to the non-profit organization.

5. Chairman's Report

a. Old Business

i. Meadow Village Lights- North Western Energy called Mary Jane McGarity to let her know that the lights will be shipped on March 5, 2010 and that it will take 1 week for all parts to arrive. Installation will be scheduled after the lights arrive.

ii. BSOA Pest Management Update-Mary Jane McGarity has met with Jim Cancroft of Northwest Management in Helena and presented several ideas for spruce budworm (SBW) and mountain pine beetle (MPB) management in BSOA. A digital copy of all Big Sky aerial photographs has been provided to Cancroft to assist in solution development:

- Contract with Northwest Management to prepare a forest management plan for the approximate 8,400 acres that comprise BSOA;
- Prioritize areas for treatment;
- Provide owner information to vendors for appropriate treatment;
- Send educational materials to a subgroup of BSOA members with affected forests;
- Upgrade the website to include information on the SBW and MBP;
- Send a postcard to the entire membership directing members to the website.

Unlike many other large developments in Big Sky, the BSOA has no majority (i.e. developer) ownership making it difficult to direct a uniform approach to pest management. Consequently, the Board directed staff to prepare a simple postcard directing readers to the BSOA website for more information on how-to-manage property for SBW and MPB. Starz requested the website be up and running by March 20th and that the postcards be in the mail by March 25th. MJ will work towards these dates.

iii. Pond Update- The Board was provided a copy of the wetlands assessment and project overview which was completed by Lynn Bacon of PBS&J for submittal to the US Army Corps of Engineers in support of 404 permitting. Karl Uhlig, PBS&J Project Manager will attend the March meeting of the Board to provide a detailed status report.

b. New Business

i. Meadow Village Center Survey re Medical Marijuana Businesses- The Meadow Village Center Condominium Owners Association (MVCCOA) sent a survey to all owners requesting an opinion on medical marijuana businesses in the Meadow Village Center. Per the survey language, motion made by Don Loyd in favor of prohibiting Medical Marijuana Dispensaries in the MVCCOA; seconded by Rumsey Young. Motion carried unanimously. Mary Jane McGarity will submit the survey with a cover letter clarifying that the survey response represents the BSOA Board consensus as condominium owners in the Meadow Village, not as representatives of the full BSOA membership.

ii. Local Water Quality District- The Gallatin Valley Water Quality District is proposing a boundary expansion which will include Big Sky – postcards were mailed to all effected

owners. Tammy Crone, Water Quality Specialist for the GVWQD contacted Mary Jane and requested she testify in support of the boundary expansion at the final Gallatin County Commissioner hearing. The Board preferred that Mary Jane not make any public comment on behalf of the BSOA with regards to the boundary expansion.

iii. Interstate Truck Traffic on Highway 191- General discussion was held regarding the reinstatement of interstate truck traffic on Highway 191. Mary Jane was directed to continue collecting information on the issue and report back to the board.

iv. Office Key for Katie Morrison- Mary Jane McGarity reported that the Big Sky Community Corporation has hired a new Executive Director - Katie Morrison. Permission was requested to provide Katie (not an employee of the BSOA) a key to the BSOA offices so records could be used as needed. Board approved providing Katie a key until the BSCC is able to archive all records in a more permanent location.

v. Office Computers-Proposal for Discussion- Dave Wanderer of Ridgeline Computer Solutions provided a detailed bid to upgrade the aging office computers. The bid includes replacement of the Exchange Server (current server is >6 years old), rewiring the back closet and office to locate the office serve away from the front office, and 3 notebook computers for staff (2 notebooks have already been replaced in the last 6 months). Total proposed cost is \$14,600. Decision was tabled until next month. Board directed staff to seek a second bid, provide additional references for Ridgeline Computer Solutions and to purchase towers for office staff (not notebooks).

6. Committee Reports

- a. **Executive** - The Executive Committee did not meet over the past month
- b. **Legal** - The Legal Committee is working on an enforcement resolution which will be provided to the Board for a first reading at the March meeting.
- c. **Nominations** - The nominations Committee did not meet.
- d. **BSAC** - The BSAC is working on buttoning up the unfinished projects that have been started. Board was directed to detail provided in the Board packet including covenant compliance tracking sheet, performance deposit totals, BSAC Meeting Minutes, and all associated correspondence.

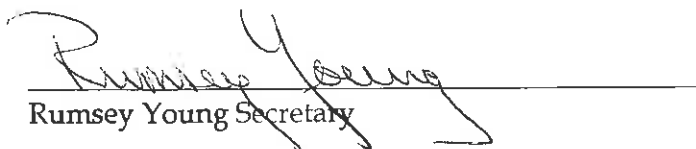
7. **Staff Report-** Mary Jane McGarity provided an overview of her staff report

8. **Other-** There was no other business presented at the meeting.

9. **Adjourn-** Motion by Mitch Furr, seconded by Rumsey Young to adjourn the meeting. Motion unanimously carried.

The next BSOA meeting will be March 19, 2010 at 9 AM.

Meeting adjourned at 10:50 AM.


Rumsey Young Secretary