



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes January 15, 2010

Big Sky Owners Association Board of Directors met January 15, 2010 at 9 AM at the Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: Barb Starz, Will Brunner, Don Loyd, Michelle "Mitch" Furr and Rumsey Young. On the phone were Steve Barrett and Greg Ruff. Kevin Frederick was 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 9:07 AM.
3. **December 18, 2009 Minutes:** Change minutes to reflect Will Brunner adjourn the meeting instead of Rumsey Young.

Steve Barrett made a motion to approve the December 18, 2009 minutes and was seconded by Don Loyd. Motion unanimously carried.

4. Finance Committee

- a. **December Financials** -Motion made by Steve Barrett to accept the unaudited December 2009 financials as presented; Rumsey Young seconded the motion. Motion unanimously carried.
- b. **A/R-Foreclosure Update** -Motion by Don Loyd to lien Troy Howe's property; Mitch Furr seconded the motion. Motion unanimously carried.

5. Chairman's Report

a. Old Business

i. **Meadow Village Lights**- Mary Jane McGarity met with Matt Micklewright of Northwestern Energy to get a status on the light project. Barb Starz asked for clarification of the lighting fees. BSOA paid for the hardware and will also pay a monthly lease fee - North Western Energy will maintain the lights. The board asked Mary Jane to look into the bright light near the Park Condos.

ii. **BSOA Pest Management Update**-Mary Jane McGarity reported that the mapping project will soon be complete and updated aerial maps will be provided to Northwest Forestry Management. At this point, total affected acreage can be estimated and costs developed.

iii. **Pond Update**- The contract is signed with PBS&J to complete permitting. Karl Uhlig from PBS&J is planning on attending the February board meeting to report on permit status.

iv. **Community Tennis Courts** - Mary Jane McGarity reported that the BSCC Board is interested in receiving the tennis courts as a donation but do not have available budget to purchase them at this time. There has not been an appraisal done on tennis courts. Mary Jane McGarity met with the owners of the tennis courts and they would like to donate the tennis courts to BSCC via a boundary line adjustment. BSCC will move forward with drainage and utility easements. Barb Starz would like to be at the next meeting that Mary Jane McGarity has with the owners of the tennis courts.

b. New Business

i. **Public Disclosure Resolution- Motion made by Mitch Furr to approve the Public Disclosure Resolution; seconded by Will Brunner. Motion carried unanimously.**

6. Committee Reports

a. **Executive-** The Executive Committee met to approve the Christmas gifts for staff and outside help.

b. **Legal-** The Legal Committee met to discuss if Sharon Douglas could be appointed to the board. A review of the bylaws indicates that the best way to have Sharon serve on the Board is for her to run for an open position this summer. In the meantime, the Board welcomes Sharon's participation as a BSOA member.

c. **Nominations-** The nominations Committee did not meet.

d. **Big Sky Architectural Committee** - The BSAC is working on several unfinished condominium projects in the BSOA. The next meeting of the BSAC is January 28 with several project owners expected to attend and report on their completion plans. The BSAC met on January 14 to review and prioritize changes to the Architectural Guidelines.

7. **Staff Report-** Mary Jane McGarity reported that a new position for BSCC Executive Director is currently being advertised with applications due no later than January 20, 2010. The 2009 Annual Appeal and Report was mailed to over 700 donors. Mary Jane McGarity has upcoming meetings with health insurance providers to discuss costs for a group BSOA policy for staff.

8. **Other-** There was no other business discussed.

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

The next BSOA meeting will be February 19, 2009 at 9:00 AM

Meeting adjourned at 10:00 AM


Rumsey Young Secretary