



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes April 16, 2010

Big Sky Owners Association Board of Directors met April 16th at 9 AM at the Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: Barb Rooney Starz, Don Loyd and Michelle "Mitch" Furr. On the phone were Kevin Frederick, Steve Barrett and Greg Ruff. Rumsey Young and Will Brunner were not able to attend. Mary Jane McGarity, Mindy Nowakowski and Krista Mach represented staff.

1. **Membership Forum:** No members attended the meeting.
2. **Call to order:** Barb Starz called the meeting to order at 9:08 AM.
3. **March 19, 2010 Minutes - Mitch Furr made a motion to approve the March 19, 2010 minutes; Don Loyd seconded. Motion unanimously carried.**

#### 4. Finance Committee

**March Financials** - Mary Jane McGarity reported that the presented financials had been reviewed by the Finance Committee. There was discussion about the best account to book the lease/purchase of the Two Moons and Curly Bear light fixtures. Staff was directed to create a new account named "Maintenance".

Motion made by Don Loyd to accept the unaudited March 2010 financials as presented; Mitch Furr seconded the motion. Motion unanimously carried.

**A/R Reports (Title Report for MI)** -Krista Mach reported that approximately \$10K was deposited from delinquent accounts in the last month. Lodges at Big Sky represent the single largest account receivable. Cascade has indicated that their dues will be paid in full by May 1, 2010. Staff requested Board action on one delinquent account.

Motion made by Don Loyd to file a lien on John and Jacqueline Hud - BSOA Account #05315; Steve Barrett seconded the motion. Motion unanimously carried.

#### 5. Chairman's Report

##### a. Old Business

- i. **Ponds-** Mary Jane McGarity informed the board that the January through March progress reports are included in the board packet. The bid for the bridge estimate was \$10,000. Barb Starz asked the timing on the bridge project and Mary Jane McGarity said that they would start immediately after obtaining Corps of Engineer and Montana Department of Environmental Quality approvals - possible as early as first week in May.

## ii. Pest Management

1. **BSOA Open Space Bid for Aerial Spraying-** Mary Jane McGarity informed the board that BSOA has 27 acres of open spaces that should be aerial treated for spruce budworm at a cost of \$1,944. The spraying would occur between June 20<sup>th</sup> and July 15<sup>th</sup>. The noxious weed budget is at \$8000.00. Don Loyd asked if BSOA were the only ones spraying and Mary Jane McGarity informed him that several Sweetgrass Hills neighbors treat their land. The Forest Service has no plans to treat trees for budworm. Motion made by Mitch Furr to spray the 27 acres; Kevin Frederick seconded the motion. Motion unanimously carried.
2. **Mailing and Website Comments-** Barb Starz commented that the BSOA needs to improve membership communications by using electronic mail and other cost effective means. There was board discussion on how to best motivate members to provide e-mail addresses Motion made by Mitch Furr to purchase a Big Sky Resort 2010-2011 Adult Season Ski Pass or its equivalent 10 full day passes to be used as a raffle prize for all members providing e-mail contact information to staff between now and the Annual Meeting; Don Loyd seconded the motion. Motion unanimously carried.

**iii. Meadow Village Streetlights-**Northwestern Energy will complete installation of the street lights no later than Memorial Day Weekend.

## b. New Business

- i. **MVCCOA Promotion Expense-** Motion made by Don Loyd to allocate \$100 for marketing and advertising for the Meadow Center; Mitch Furr seconded the motion. Motion unanimously carried.
- ii. **166B Trail Easement Relocation (Schleuter-comments due 4/27/10)-**The Board appreciated having the issue brought to their attention but decided that no formal response or comment would be made to the proposal.

## 6. Committee Reports

- a. **Executive -** The Executive Committee did not meet over the past month
- b. **Legal -**
  - i. **-Enforcement Resolution-** Mindy Nowakowski said the BSAC board had made some minor changes to the Enforcement Procedures Resolution and requested adoption by the Board. Motion made by Don Loyd to approve the Enforcement Procedures Resolution as amended by BSAC; Mitch Furr seconded the motion. Motion unanimously carried. Barb Starz asked if the staff was comfortable with resolution and Mary Jane McGarity said it will be nice to have the guidelines.
  - ii. **North Fork Annexation-**As part of the ongoing Jurisdiction Project, Mindy Nowakowski has been working with properties in the North Fork area. The Legal Committee proposal to include 12 additional North Fork properties in the BSOA was discussed. Barb Starz asked what the winter road maintenance costs would be as compared to the assessment revenues received. Mary Jane McGarity said that the assessments would total \$4,320 and the snowplowing would be around \$5000 more than we already allocated for the North Fork

Roads. Motion made by Steve Barrett to bring the 12 properties into the BSOA; Kevin Frederick seconded the motion. Motion unanimously carried.

- c. **Nominations** – The nominations Committee did not meet.
- d. **BSAC – Beehive Basin**-For several months, the Beehive Basin Owners Association (BBHOA), which are members of the BSOA but do not have architectural review services, have asked the BSOA to reconsider their services to include architectural review. A history of the issue was discussed. From the draft minutes of the April 6, 2010 BSAC meeting:

*Beehive Basin Homeowners Association (BBHOA) Request for additional member services - Attorney Holly March and Beehive Basin Board Member Skip Duchesneau were present for discussion via phone. Michele Geppert gave a brief overview of the history of the BBHOA's request for additional member services to include architectural review under the BSOA. She explained that the topic was discussed at the April 16, 2009 meeting and then again during the June 18, 2009 meeting. At both meetings the BSAC did not vote to approve to make a recommendation to the BSOA Board of Directors to expand their services to include Architectural Review.*

*Brian Wheeler then asked Holly and Skip to present their proposal to the BSAC. It was discussed that the mission of the BSOA was to protect and enhance the property values within the BSOA, and the BBHOA Board believes that by taking the BBHOA back under BSOA Architectural Review, the BSOA would be able to exercise its authority/discretion regarding future building projects within that subdivision and essentially help the association and the Big Sky Community protect its property values.*

*Brian clarified that the BSOA/BSAC is neutral regarding BBHOA removing architectural service from the BBHOA Bylaws on July 1, 2000. The gated access to the BBHOA makes it difficult to access, the projects that are currently underway or are completed may or may not be in compliance with the BSOA Design Regulations, and to date the BSOA has not received written feedback from BBHOA owners regarding this service. Although the BBHOA did provide the BSOA with minutes from their August 2009 Annual meeting showing the majority of BBHOA members voted in favor of requesting services to be expanded to Architectural Review, the BSAC remains unclear about each individual property owner's personal opinions regarding this service, particularly those not in favor of the service.*

*Rumsey Young moved and Kenny Holtz seconded to approve to make a recommendation to the BSOA Board of Directors to expand services to include Architectural Review to the BBHOA. Motion was not carried.*

Mary Jane requested the BSOA Board vote on the issue so a decision can be reported to Holly March and Skip Duchesneau. Don Loyd asked if the BSOA has any legal obligation because Beehive Basin is a current member of the BSOA. Mary Jane McGarity reported no, and noted that there are other subdivisions in BSOA who do not (typically through their request) use BSAC services. Motion by Mitch Furr to expand BSOA services to include Architectural Review to the BBHOA; seconded by Don Loyd. Motion did not carry.

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

8. Other

a. **Member Issues**-Buzzy Vick stopped by the office to report that she had tripped over an unburied cable at the Silverbow Condominiums. Mitch Furr spoke on behalf of the Silverbow Board and reported that they are working on getting lighting restored in the area this spring. Mary Jane will follow up with Bulldog and 3Rivers to better understand their summer schedule for burying all cables. Bulldog focused on the mountain last summer and is expected to bury cables in the Meadow this year.

The Big Sky Shuttle Bus stopped service early this season due to lack of funds. The BSOA received an e-mail from an owner that feels BSOA should financially support the shuttle. Staff will investigate and report back to the board.

b. **Budget Goals for 2010-2011**-Executive Committee will be meeting in the next few weeks to determine wage and benefit funding for the 2010-2011 BSOA Budget. In mid-May, the Finance Committee will meet to develop the full budget which will be presented to the Board at the May 28, 2010 meeting.

Mary Jane McGarity said that the next meeting of the Board has changed from May 21<sup>st</sup> to May 28<sup>th</sup>. The summer newsletter will be going out on May 21<sup>st</sup> and the BSCC will be putting in an insert. Mary Jane McGarity will be sending the newsletter articles out to the board around May 16<sup>th</sup>.

The Board entered Executive Session 10:25 and adjourned Executive Session at 10:28.

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

The next BSOA meeting will be May 28<sup>th</sup> at 9 AM.

Meeting adjourned at 10:30 AM.



~~Rumsey Young Secretary~~

*Kevin Frederick, Treasurer*