



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, October 21, 2022 – 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, October 21, 2022, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Clay Lorinsky, George Mueller, Eric Ossorio, Michelle Horning, and Kenny Holtz. Directors in virtual attendance included: Morgan Brooke, John Stowe, Walt Andrews, and Maggie Good. members in attendance included Suzan Scott, Kyle Pomerence, and Emma Lawler. Emma Lawler recorded minutes.

1. Call to Order: Chair Clay Lorinsky called the meeting to order at 9:00 AM.
2. Membership Forum: A Cascade Subdivision (Cascade) owner in attendance expressed concern about two issues.

Rope Tow Joe: The rope tow that allows Cascade residents access to Big Sky Resort is broken. The Resort explained that the rope tow will not be replaced until the adjacent Cascade owner can modify their hardscaping feature to allow safe passage of snowcat grooming vehicles. The BSOA Board was approached by the Resort regarding the easement and rope tow issue until the September 2022 Board meeting. Since then, staff has been working with Resort operations and the Cascade owner to conduct a joint site visit. The Resort agreed to pay for a survey to determine property setbacks and the ski easement. The Resort will provide the survey to the BSOA Board to enforce the covenants if necessary. Suzan Scott will send an update to Cascade owners on the status of resolution. Big Sky Resort is willing to replace the rope tow upon resolution.

Speeding on Beehive Basin Road: The owner also asked about speed limit enforcement on Beehive Basin Road. A newly purchased mobile driver feedback sign is being placed on the road. There was also a discussion about speed limit enforcement from the Gallatin County Sheriff Department; staff has engaged with the sheriff department several times on this issue; however, they are experiencing a staffing shortage and can only stage a speed trap as staffing allows.

3. Meeting Minutes: Clay Lorinsky highlighted the section regarding the BSCO building; the language should reflect that BSAC determined that residential use is not allowed per the Sweetgrass Hills covenants and that in order to have residential space, the covenants would need to be amended.

Motion made by Kenny Holtz to approve the minutes pending edits from Maggie Good and Clay Lorinsky. Motion seconded by Maggie Good. Motion passed unanimously.



BIG SKY OWNERS ASSOCIATION

Motion made by Clay Lorinsky to approve the Executive Session meeting minutes. Motion seconded by Maggie Good. Motion passed unanimously.

Motion made by Kenny Holtz to approve the September Special Meeting Minutes after taking out the names of those who opposed an approved motion. Motion seconded by Maggie Good. Motion passed unanimously.

4. Finance and Audit Committee

- a. September Financials: The Board reviewed and accepted the September financials as presented. At the September Finance Committee meeting, a recommendation was made to create a new Capital Reserve account, funded in the amount as depreciated BSOA fixed assets. There is \$244,000 in excess funds that have not been designated. \$13,000 will go into a new Capital Reserve and \$1,000 will go into an IT/ Computer Reserve. The remainder will go into the Operating Reserve. The Finance Committee also recommended investing in 3-month and 6-month treasury bills.

Motion made by Eric Ossorio to designate the \$244,000 of excess cash per the recommendation by the Finance Committee. Motion seconded by George Mueller. Motion passed unanimously.

- b. Receivables & Assessments: FY 2023 assessment invoices went out in early October.
- c. Year-End Financials: No further comment.
- d. New Members List: No further comment.

5. Staff Report: There were no comments on the staff report.

*****Walt Andrews joined the meeting at 10:00 AM*****

6. Chairman's Report

A. Old Business

- i. Pond Project Updates: The Pond Subcommittee met with WGM on October 18th. The Subcommittee reviewed the bid, schedule, and contract from Miller Recreation and recommends moving forward with the contract. It is proposed that Miller Recreation will complete the earthwork portion of the project, which is the bulk of the project. The bid falls within WGM's estimated project costs and is largely in tune with the BSOA budget. A 10% contingency is included in the bid, so the 20% contingency budgeted can be reduced. Miller Recreation will complete the earthwork portion of the



BIG SKY OWNERS ASSOCIATION

project, which is the bulk of the project. . Construction of the amenities will be completed by a different contractor in the second phase of the project. Discussion ensued about fundraising for the project. Moving forward with the project's earthwork will provide opportunity to raise funds through the 501c3 and sure up the contingency and amenities.

Motion made by Kenny Holtz to approve \$900,000 to move forward with Miller Recreation to begin construction on the Little Coyote Pond & West Fork River Restoration project, contingent upon review of their contract by legal counsel and the Legal Committee, and an agreement with Boyne for the dredged materials. Motion seconded George Mueller. Motion passed unanimously.

ii. BSOA Easement: A Special Board meeting was held on October 3 to approve an easement agreement between Lone Mountain Land Company (LMLC) and the BSOA. The agreement will allow the construction of the Riverview housing project to proceed. It was reported that comments from LMLC's attorney were resolved and BSOA's legal counsel approved the agreement. Final versions of the new easement and the agreement with Lone Mountain Land Company were reviewed. It was suggested that the Big Sky Community Housing Trust should be included in communications about the agreement..

Motion made by George Mueller to approve final version of the agreement subject to verifications from Big Sky Community Organization and the Housing Trust. Motion seconded by Eric Ossorio. Motion passed with two abstained.

Motion made by Maggie Good to authorize Board Chair or Executive Director to sign the easement agreement. Motion seconded by Eric Ossorio. Motion passed unanimously.

iii. Speed Tables: Location, signage, and design of the speed tables were approved for traffic calming on Little Coyote Road. Stahly Engineering is obtaining the permit from Gallatin County and will go out to bid for construction of the speed tables following the permit process.

B. New Business:

i. Nominating Committee Recommendations - Officers & Committee Assignments: The Nominating Committee met to recommend for Board approval, the placements that best distributes talent and skillset to each



BIG SKY OWNERS ASSOCIATION

committee. Suzan Scott presented the proposed assignments, keeping into account the preferences based on Director's Call to Service forms. There was a question about whether the Board Secretary should be on the Executive Committee (EC). Per the EC Charter, it is not mandatory that the Secretary sit on the EC; however, John Stowe is willing to continue serving as Secretary and sit on the EC.

Motion made by Eric Ossorio to approve the Nominating Committee's recommendations for committee assignments and Board Officers for FY 2023 as revised. Motion seconded by Michelle Horning. Motion passed unanimously.

ii. Post Office: The post office is closing in February 2023. Al Malinowski made a community announcement in early October that they can no longer run the post office out of the existing facility;. that it has been challenging to engage with officials from the U.S. Postal Service to provide financial support and expand mailing facilities and services in Big Sky, where the demand is quite large; and the Postal Service has an obligation to deliver mail to Big Sky. Directors suggested that an informal group be looked into to address this issue that could include Resort Tax, Chamber of Commerce, other HOAs such as Town Center and West Fork Meadows, Boyne Resorts, and Lone Mountain Land Company. There is a need for BSOA to be involved as a quasi-governmental body which represents a majority of residents in Big Sky. Engaging Congressionals was also suggested.

Motion made by George Mueller to form a BSOA ad hoc Post Office Subcommittee including Directors Walt Andrews, Eric Ossorio, and Michelle Horning as Chair. Motion seconded by Eric Ossorio. Motion passed unanimously

7. Standing Committees - Reports

A. Executive Committee – *No meeting.*

B. Legal Committee – *Meeting: 09/21/22 - The Riverview easement was discussed. Ongoing lawsuits are settled in theory; however, the legal documents are yet to be finalized by the parties involved.*

C. Nominating Committee – *Meeting: 10/03/22 - Committee and Board Officer Assignments were recommended.*

D. BSAC – *Meeting 10/20/22: Construction season is starting to slow down. Staff will continue to train with Suzan for Arch. Review.*



BIG SKY OWNERS ASSOCIATION

E. Ponds Subcommittee – Meeting: 10/18/22 – *The bid from Miller Recreation was reviewed and the Subcommittee recommended to move forward with the bid.*

F. Sustainability Committee – Meeting: TDB – *The Flatiron public hearing will be held in February 2023. The committee will meet with Kevin Germain, per his request, to further discuss the TEDD/TIF in Moonlight Basin.*

8. Other Business

A. Next Board Meeting: November 18 & December 16.

*******Brian Wheeler joined the meeting at 10:30*******

B. Cascade Rope Tow: Brian Wheeler was in attendance to report that he met with BSOA staff for a site visit where the rope tow tower was hit by a snowcat due to an encroaching boulder and stone step hardscape feature on an adjacent Cascade owner’s property. The replacement of the tow rope will not take place before Winter Season 2022-2023. Big Sky Resort will resurvey the plat and merge the submitted landscape plan from BSAC’s files to come up with a solution and determine the necessary width for a snowcat to pass through safely. The Resort is committed to fixing the rope tow and working with the BSOA to enforce covenants. Brian Wheeler wanted to ensure that the BSOA was being proactive in its enforcement capabilities.

9. Adjourn: The meeting adjourned at 11:22 am.


Board Secretary