



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, April 21, 2023, at 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, April 21, 2023, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Vice Chair Clay Lorinsky, Kenny Holtz, Morgan Brooke, and Walt Andrews. Directors in virtual attendance included Michelle Horning, Maggie Good, Will Brennecke, George Mueller, and Eric Ossorio. Staff members in attendance included Suzan Scott, Emma Lawler, and Kyle Pomerence. BSOA Member Ernie Chappell was in attendance. Emma Lawler recorded minutes.

1. Call to Order: Vice Chair Clay Lorinsky called the meeting to order 9:08 AM
2. Membership Forum: No members were in attendance to make a comment.
3. March Meeting Minutes:

Motion made by Maggie Good to approve the March 17 Meeting Minutes; seconded by Walt Andrews. Motion passed unanimously.

4. Finance and Audit Committee:

A. March Financials: Kenny Holtz reported that BSOA finances are in good standing from assessments received and miscellaneous income from various settlements. The Finance Committee has been working through the 2023-2024 Strategic Plan priority projects and a means to finance each project. Kenny also mentioned the interest earned on the various treasury bills will improve in 2023 compared to the previous interest rate.

C. Receivables & Assessments: No further comment.

D. New Members List: No further comment.

5. Staff Report: A full staff report will be available at the May Board meeting.

A. Andesite Road Safety: Suzan Scott highlighted a meeting report regarding Big Sky Community Organization, BSOA staff, members of Aspen Groves Owners Association, and Antler Ridge Owners Association. The purpose of the meeting was to determine how to address improved safety for cyclists and vehicles on Autumn Trail and Andesite Road. Michelle Horning mentioned that, in the past, BSCO tried to come up with solutions and consulted with an engineering firm to determine if a sidewalk or other alternative was available. Michelle agreed to speak with the residents along Autumn Trail/ Andesite Road to find out if a trail is feasible along private property. BSCO Controller Ashley Wilson sent staff their



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reports and findings from the engineers. It was suggested that BSCO, BSOA, and AGOA go to Resort Tax together to raise funds for a path that will get cyclists off the narrow road. Other alternatives will be researched in collaboration with all parties involved.

6. Chairmans Report

A. Old Business

i. Pond Project Updates:

a. Project Timeline: A fall start date is still favorable for all parties, dependent upon the conveyance of water rights from the Water & Sewer District.

*****Brain Wheeler, Dick Fast, Al Malinowski, & Ron Edwards from WSD joined the meeting at 9:49 am *****

*****Jack Reaney from EBS Town Crier joined at 9:55 am*****

b. Water Rights: Brian Wheeler gave an update of the WSD Board meeting in April. He reiterated the community benefit of the easement for the new water tank near BSOA open space in exchange for the water rights. Brain mentioned that compensation for the water rights does not have a cash component. WSD are in active negotiations with Northwestern Energy to obtain the land for the water tank. George Mueller responded that he thought the positions of the WSD board were constructive at their April Board meeting. All will meet again with legal counsel at a convenient time in May to finalize negotiations.

*****Brain Wheeler, Dick Fast, Al Malinowski, & Ron Edwards from WSD left the meeting at 10:05 am *****

c. Grant Funding: The Commissioners approved the Gallatin County Open Lands grant funding. Staff will continue to seek grant funding opportunities and apply.

ii. Little Coyote Speed Tables: The motion to approve the speed table bid process from the August 19, 2022 Board meeting did not indicate the number of speed tables to approve. Staff mentioned that three locations along Little Coyote were recently approved by Gallatin County. The



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Board indicated they are fine with proceeding with the bid process and will determine the number of speed tables after contractor estimates come in. Kenny Holtz mentioned that since TIGER grant work is being done this spring and summer, a civil contractor might be a good option to lower costs. Emma will make those suggestions to Stahly Engineering.

iii. CLCA's Unit C-C: The purchase of the new storage unit in Meadow Village Center is moving forward and will be finalized in the coming weeks.

iv. Electronic Voting: Kyle Pomerence went over an electronic voting proposal for the upcoming election. Historically, the BSOA receives about six hundred votes or 25% of the membership. Kyle recommended VoteNow, a third-party electronic voting platform, based on their extensive experience with HOA's. The ballot items are customizable and can consist of candidates for Board of Directors, BSAC, and bylaw amendments. Discussion ensued about having different ballots for different neighborhoods for specific covenant amendments, if necessary. Kyle indicated that it was possible. Staff will advertise the electronic option for voting and send out postcard announcements to addresses on file. There was a question regarding a member portal where members could manage their dues, contact information, donate to BSS, or cast a vote. This will need to be further researched by staff to update the BSOA website.

Motion made by Kenny Holtz to approve the voting plan, as presented by Kyle, and to go with VoteNow as an e-voting vendor; seconded by Clay Lorinsky. Motion passed unanimously.

B. New Business

i. 2023-24 Strategic Plan w/ FC Table: It was reported by Kenny Holtz that the FC has been going through each recommended priority project for 2023-2024 and will have a more thorough analysis of providing financing options for all projects and where will it come from by the next Board meeting.

ii. BSOA/BSRAD Partnership – Wellness District: This item was discussed in Executive Session.



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iii. Will Brennecke – Finance Committee Assignment: The FC has a vacancy. It is recommended, based on his finance and business background, that Will Brennecke fill the vacancy.

Motion made by Walt Andrews to approve Will Brennecke’s assignment to the Finance Committee; seconded by Kenny Holtz. Motion passed unanimously.

iv. BSOA Annual Meeting Date: The proposed date for the BSOA Annual Meeting is Friday, September 1st, 2023.

Motion made by Kenny Holtz to hold the 2023 BSOA Annual Meeting on Friday, September 1; seconded by Walt Andrews. Motion passed unanimously.

v. Filing Period – April 21 to May 22, 2023: The open filing period for Board of Directors and BSAC will begin April 21 through May 22.

vi. Call to Service Form for Candidates/Election: All communications for 2024 candidacy will go out on April 21. There are two separate Call to Service forms for the Board of Directors and BSAC that will be distributed via the newsletter and the BSOA website.

7. Standing Committee Reports

A. Executive Committee – No Meeting – *Personnel Policy, Manual Revisions, Staff Evals*

B. Legal Committee – No Meeting - *Rainham settlement: LC is waiting for paperwork and there was a change of counsel on the Rainham side. Doc vs. BSOA litigation discovery and depositions are scheduled for June. BBS Bylaws: LC is waiting for comments from Dave Weaver. BSAC Procedural Resolution: the resolution was determined to be a non-issue.*

C. Nominating Committee – Meeting TBD after 04/21/23

D. BSAC – Meeting: 04/06/23, 04/20/23 – *Yellowtail Project: final sketch was approved. Design Regulation Revisions: DRRC will get together to finalize edits when available. Old Joe Rope Tow: Brain Wheeler has transferred the rope tow issue over to Taylor Middleton to finalize negotiations.*

E. Ponds Subcommittee – No Meeting: *Dewatering & Water Rights. No further comment.*

F. Sustainability Committee – Meeting: 03/21/23 & 04/10/23 – *Best Practices, Flatiron Development, Accumulative Traffic Study, Wildlife Concerns: there is a strong concern about the impacts to Big Sky elk migration patterns; the SC considered*



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supporting a wildlife study and to collaborate with biologists or specialists. Suzan Scott spoke with April Craighead of the Craighead Environmental Research Institute; April suggested that we coordinate with a local specialist that was doing studies in the Big Sky area. There is an issue of funding for the study. It was mentioned that Resort Tax has a quick request option for smaller projects. The SC strives to get this done prior to Flatiron going to Madison County Planning Board. Michelle Horning mentioned that staff should investigate other groups that are involved in this study, such as the Task Force. Staff will research this more in depth and provide a memo to the Board.

G. Benefit Big Sky - No Meeting

H. Big Sky Post Office Subcommittee - No Meeting: *Al Malinowski was present to give an update on the Post Office. Public comment postcards for community needs and feedback are available to be filled out. Conversations with USPS have confirmed that they are looking into a federally operated Post Office but there is a need to solidify the location of the facility. They are also looking into the issue of canyon residents' mail facility and zip code.*

8. Next Board Meeting - May 19th, 2023

*****The Board went into Executive Session at 10:45*****

Maggie Good, Secretary

