



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes April 15, 2016

Big Sky Owners Association Board of Directors met April 15, 2016 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Gail Young and Sharon Douglas. On the phone was Steve Barrett and Kevin Frederick. Unable to attend was Grant Hilton, Kent Volosin, Eric Ossorio and Barb Rooney. Suzan Scott, Casey Drayton and Lori Wetzel represented staff. Anne Marie Mistretta and Brian Wheeler, members, joined the meeting. John Delzer was present for the membership forum.

1. **Membership Forum:** John Delzer was asked by Suzan Scott to join the meeting for a question and answer session regarding his snowplow bid submittal. Mr. Delzer stated that he has 11 full time employees who would each be given a specific route and that he would hire other employees as needed. It was mentioned that the contract includes snowplowers clearing driveways of snow berms that may result from snowplowing the main road. With no further questions, Mr. Delzer exited the meeting at 9:12 AM.
2. **Call to Order:** John Loomis called the meeting to order at 9:15 AM.
3. **Minutes:** Motion made by Sharon Douglas to approve the February 19, 2016 minutes; seconded by Gail Young. Motion unanimously carried.
4. **Finance and Audit Committee**
  - A. February and March Financials - Treasurer Kevin Frederick presented the February and March 2016 financial statements. Kevin stated that the vacation and sick accrual will be reduced as staff uses their accrued vacation time this summer. Kevin also stated that he tied the bank balances on the statement of condition to the March 2016 ending statement balances and found no discrepancies. Also mentioned was a CD (restricted funds) that was cashed in, deposited to our money market account and will be moved to a new restricted account at Stockman Bank in April. Motion made by Sharon Douglas to approve the February and March 2016 financial statements as presented by Kevin; seconded by Gail Young. Motion unanimously carried.
  - B. Receivables/Assessment Correspondence - Per Kevin, there was nothing to discuss at this time.
  - C. Lien Requests -None
  - D. Collection Request - None
  - E. New Members List -The monthly list of new members was provided to the Board for review.

## 5. Staff Report

Presenting the February and March Staff Reports, Suzan Scott asked if there were any questions. Being none, Suzan encouraged the Board to read through these Reports because it is indicative of the great work the staff has done and is currently doing. Not included in the report, Suzan mentioned the weed consortium will move to the next phase of securing a weed spraying contractor who will coordinate the noxious weed spraying for each of the members who have shown interest in the program. Also that a recycling program for Big Sky is still in the works and the PSC has approved a new trash provider for Big Sky, L & L Site Services, who should bring competitive pricing to the area.

## 6. Chairman's Report

### A. Old Business

- i. Little Coyote Bridge Subcommittee Report – Kevin Frederick provided a recap to the Board regarding the Little Coyote Bridge.
  - a. Little Coyote Bridge MOU w/BSCO - A shortened version of the approved bridge MOU was presented to the BSCO Board and signed in early April 2016.
  - b. Little Coyote Bridge RFP Process – On hold at this time.
  - c. Bridge Group Meeting Minutes - Kevin, Suzan, Casey, Ciara Wolfe, Trevor McSpadden and Al Malinowski held 2 separate meetings to discuss the Little Coyote Bridge Project. An expert from Morrison & Maierle participated in the conversation by discussing the pros and cons of replacing the bridge at this time. The engineers feel there would be less duplication of efforts and significant cost savings if the bridge and the pond projects were completed at the same time. Suzan also stated there would be less disturbance to the community and environment if the projects were completed together. However, on Tuesday, April 12, 2016, the BSCO Board voted to not move forward this year with a Resort Tax application for a bridge replacement. Per Kevin, the BSOA would have difficulty going forward without the BSCO since they would be the vehicle for fundraising. The Subcommittee may entertain options for delaying portions of work on the ponds project to wait for the bridge to be completed. Brian Wheeler feels the bridge should be a top priority since the existing bridge is a safety hazard to the community. Brian feels we should stay with the facts and come up with a solution between all the parties involved including the BSCO, The Resort Tax Board and BSOA. Many options are being reviewed by the bridge group and will be discussed with the Board at the next meeting.
  - d. To Date Bridge Expense Report – The bridge expense report was provided to the Board in the packet.
- ii. BSOA Ponds Subcommittee Report – Kevin Frederick presented the pond update to the Board.
  - a. DNRC Application Update – Kevin stated that we are in a holding pattern and will not spend any additional money on the pond design until the DNRC application is completed in mid-May.
  - b. Grant Agreements - Suzan presented the grant awards to the Board.

- i. Future Fisheries – The Fish, Wildlife and Parks grant was awarded for \$30,000 to the BSOA. The Legal committee has reviewed the agreement and made a recommendation to the Board to accept the agreement. Motion made by Gail Young to approve the Future Fisheries agreement; seconded by John Loomis. Motion unanimously carried.
- ii. Community Ponds – The Montana Fish, Wildlife and Parks awarded the BSOA a grant of \$20,000 for dredging of the Little Coyote Pond, however, this grant is contingent on the DNRC approval of the water rights changes. Motion made by Gail Young to approve the Community Ponds agreement; seconded by Sharon Douglas. Motion unanimously carried.
- c. Resort Tax Update – The draft budget for the Resort Tax application is complete and the final application will be submitted by the May 2, 2016 deadline. The BSOA will request \$150,000 for this year to complete the dredging of the ponds and \$250,000 for next year to install the pond trails and amenities for community use.
- d. Trails Update – The trail easement to Silverbow pond is still being worked out.
- e. To Date Ponds Expense Report – The to-date pond expense spreadsheet was presented to the Board.

#### B. New Business

- i. BSAC Construction Standards – The BSAC revised the construction standards at their annual retreat and sent the revised document to the Legal Committee for review. Motion made by Sharon Douglas to approve the revised BSAC construction standards as recommended by the Legal Committee; seconded by Gail Young. Motion unanimously carried.
- ii. BSAC Performance Deposit Revision – At the BSAC retreat, Casey Drayton asked the committee to consider a revision to the performance deposit schedule to include a category which will be more suited to small building additions. It was agreed by the BSAC that a \$5,000 performance deposit would be sufficient for this new category. Motion made by Gail Young to approve the \$5,000 performance deposit category for small building additions; seconded by John Loomis. Motion unanimously carried.
- iii. Weed Consortium Update – Casey provided an update on the weed consortium, stating that over 120 members have expressed an interest in the consortium. His next step is to get in touch with contractors who will give the property owners a cost for spraying the noxious weeds on their property. Casey will provide more details once the contractor bids have been received.
- iv. Website Modifications – Emily Pringle joined the meeting to update the Board on her progress changing the website platform to Weebly, which is a drop and drag website. This new platform will be much easier to maintain. All website updates can be completed in house instead of having an outside vendor process them at much expense to the Association. The annual website hosting charges are minimal and the new website is at a substantially lower cost than the previous website work completed 5 years ago. The Board agreed with the website change and they look forward to seeing the new website once it is launched.

- v. BSOA Snowplow Contracts - The Board reviewed the snow plow bids from three very qualified snow plow companies within the region. Each bid included great references and the Board felt all three companies had the necessary qualifications required in the RFP. The final deciding factor was cost. As presented in a matrix, large 5-year cost savings was noted from several of the bid submittals. Motion made by Sharon Douglas to award the Madison County snow plow contract to Mr. Delzer and the Gallatin County Snow Plow contract to K-7 Snow Works; seconded by Gail Young. Motion unanimously carried.
- vi. Establish a Filing Period for Nominations - Motion made by Gail Young to approve May 20th to June 24th as the time frame to accept nominations for the open Board positions; seconded by John Loomis. Motion unanimously carried.

\*\*\*\*\* Sharon Douglas exited the meeting at 10:25\*\*\*\*\*

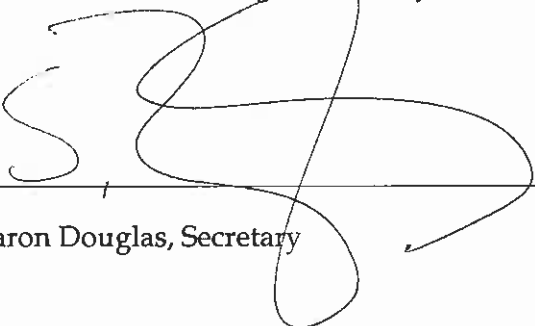
#### 7. Committee Reports

- A. Executive - Staff evaluations have begun. John Loomis signed a support letter for the Gallatin River Task Force regarding their water conservation efforts in the Upper Gallatin Watershed.
- B. Legal - The Legal Committee reviewed and approved the grant agreements and the revised BSAC construction standards.
- C. Nominations - None.
- D. BSCC - None
- E. BSAC - Several new projects have been submitted to the BSAC. There are no major issues to deal with at this time.

#### 8. Other - None

#### 9. Adjourn: Meeting adjourned by John Loomis at 10:39 A.M.

The next BSOA meeting will be May 20, 2016 at 9:00 A.M.



Sharon Douglas, Secretary