



# BIG SKY OWNERS ASSOCIATION

## Board of Directors' Meeting Minutes – Friday, April 17, 2020 – 8:00 am

Big Sky Owners Association Board of Directors met via conference call on Friday, April 17, 2020 at 8:00 am at the Big Sky Owners Association office in Big Sky, Montana. Due to the stay-at-home restrictions, no Directors attended in person. Attending on the phone: Gary Walton, Gail Young, Eric Ossorio, Grant Hilton, John Gladstein, Jim Glowacki, Philip Chadwell, Kevin Daily, and Maggie Good. Members attending by phone were Trever McSpadden representing Boyne, Austin McPherson and John Leeper, representing the Advisory Committee. Suzan Scott, Amy San Nicolas, and Steve Anderson represented Staff. Leslie Ammons was present to record minutes.

1. Membership Forum:
  - A. Representing Boyne, Trever McSpadden proposed the BSAC create new design regulations to accommodate commercial development within the BSOA, noting applicable variations between residential and commercial development projects.
  - B. Austin McPherson came to represent himself regarding a compliance issue.

\*\*\*\*\*Trever McSpadden left the meeting at 8:27 am\*\*\*\*\*

2. Call to Order: The Chair called the meeting to order at 8:27 am.
3. Minutes March 20<sup>th</sup> Board Meeting: The following edits were made: Page 4, Section 5, change "News Letter" to "Newsletter." Page 6, Section E, change "would be" to "would to." Page 4, Section E, remove "the."

**Motion made by Maggie Good to approve the March 20, 2020 meeting minutes with the above amendments; seconded by Gail Young. Motion passes unanimously.**

4. Finance and Audit Committee:
  - A. Audit Update/PD Project/Membership Letter: The Board noted the Finance Committee continues to work with Staff to reconcile PD accounts. Maggie Good estimated a July completion date for this project.
  - B. March Financials: The Board acknowledged receipt of financials but did not accept due to the ongoing audit. Philip Chadwell was to check on interest rates to maximize investments.
  - C. Receivables & Assessments: Staff shared that receivables had leveled off with guidance from the Board to not conduct any further collections due to the COVID-19 outbreak.
  - D. New Members List: None.
5. Staff Report: March, 2020: Suzan Scott reported the following: Engaging Legal Committee, Finance Committee, Executive Committee, and Nominating



Committee to further current BSOA issues. Board acknowledged project updates, COVID-19 response, Annual Meeting preparation, and general miscellaneous items.

6. Chairman's Report:

A. Old Business

i. Project Updates:

a. Open Space: Staff initiated a proposal to increase BSOA expenditures that would yield greater reimbursement from the Extension Office, and would provide additional project cleanup funds. With more definitive numbers provided by Staff, the Board will discuss this issue further at May Board meeting.

b. Trash Consortium: Staff updated the Board in regard to a draft Service Agreement and notification in April Newsletter.

c. MadCo Emergency Egress

I. Letter to the Governor: The Board reviewed the draft letter, suggested minimal edits and discussed the importance of circulating the letter within the community and region.

**Motion made by Gary Walton to approve the letter with recommended changes at the April 17, 2020 meeting and to authorize Staff to send the letter today after the Chair of the Board signs it; seconded by Grant Hilton. Motion passes unanimously.**

ii. Update on Noncompliance Issues: Acct. # 04443, 07610

Executive Session began at 10:03 am

Executive Session ended at 11:23 am

**Motion made by Gary Walton to confirm motions made and approved in Executive Session pertaining to Acct. #04443 and #07610; seconded by John Gladstein. Motion passes unanimously.**

iii. WSD Easement – Subcommittee meeting 4/14: Board discussed easement request proposed by WSD. Board emphasized legal obligation to abide by covenants, which requires burying all utilities, including a new transmission line. Board noted the request to NWE to provide copy of their current easement for the power line.

iv. Design Regulation Revisions, Recommendations from the BSAC & Legal Committee – Proposed changes to the design regulations recommended by the Legal Committee that addressed variances,



as well as the BSAC recommended revisions for roof lengths were discussed.

**Motion made by Eric Ossorio to approve sending the revision of the design regulation 7.1 regarding variances on Page 62 of the Board Packet to BSAC for additional comments; seconded by John Gladstein. Motion passes with one dissenting vote.**

**Motion made by Grant Hilton to accept revisions to 5.9 of the Design Regulations that have been recommended by the BSAC; seconded by Maggie Good. Motion passes with one dissenting vote.**

B. New Business:

- i. BSAC Call to Service Form: Nominating Committee recommended to the Board a new Call to Service form for BSAC candidates to be used for consideration of filling vacancies.

**Motion made by Gary Walton to approve the Nominating Committee’s recommended form on Page 7 and Page 8 of the supplemental Board packet; seconded by Maggie Good. Motion passes unanimously.**

- ii. Response to Coronavirus: Available resources for BSOA operation were discussed, along with remote meetings and staff working remotely.
- iii. Compliance Issue - Trash Can: A noncompliant Member and the Board discussed resolution to a trash issue as it relates to the BSOA Enforcement Resolution, Section 3B.

**Motion made by Grant Hilton to send a letter to the homeowner stating he is in violation of the BSOA Trash Restrictions Resolution. If there is another violation, the BSOA will impose fines if notified again that the trash can was out during unauthorized hours; seconded by Maggie Good. Motion passes with all in favor except one Director who abstained from voting.**

\*\*\*\*\* Austin McPherson left the meeting at 8:35 am \*\*\*\*\*

- iv. Candidate filing period: May 15 - June 15

**Motion made by Maggie Good to approve the candidate filing period of May 15 - June 15, for this year’s BSOA election; seconded by John Gladstein. Motion passes unanimously.**

- v. Calendaring: A recommendation was made to implement a Staff calendaring process for deadlines and events.
- vi. Webcast Series: Discussion was had regarding the Chair’s interest in presenting a Webcast series. The Board noted that this is lower priority and recommended that it could be implemented by Staff in the future after being further vetted by the Strategic Planning Committee.



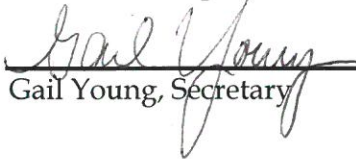
\*\*\*\*\*Maggie Good left the meeting at 12:25 pm\*\*\*\*\*

7. Committee Reports:

- A. Executive Committee - Meetings: 3/24 & 4/1 RE: Office Closure, Noncompliance Lien, New Laptops & Working Remotely
- B. Legal Committee - Meetings: 3/24, 4/1, 4/3, & 4/14 RE: Acct. # 04443 & 07610, Design Regulation Revision, COI Policy Revision, COC
- C. Nominating Committee - Meeting: 4/15 RE: Potential BSAC & Board Candidates
- D. Strategic Planning Subcommittee: NA
- E. BSAC - Meetings: 4/2, 4/16
- F. BSOA Advisory Committee - MadCo Egress, BSOA Perception
- G. BSCO - It was reported that trail grooming will continue until the snow is melted.

8. Other: None.

9. Adjourn: With nothing further to discuss, the meeting was adjourned at 12:36 pm.

  
Gail Young, Secretary

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