



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes

Friday, April 16th, 2021 - 9AM

Big Sky Owners Association Board of Directors met on Friday, April 16, 2021 via virtual attendance. Directors attending included: Eric Ossorio, John Gladstein, Gary Walton, Grant Hilton, John Stowe, and Maggie Good. Suzan Scott, Kyle Pomerence and Tammy Estensen represented staff. Wesley Sanders was present to record minutes.

1. Membership Forum: None.
2. Call to Order: Chair Eric Ossorio called the meeting to order at 9:04 AM
3. Minutes: Board Meeting - January 15, 2021 Board Meeting

Motion made by Gary Walton to approve the minutes; seconded by Maggie Good. Motion passed unanimously

4. Finance and Audit Committee:
 - A. Audit/PD Project Update - Maggie Good reported that the PD project has been completed and the combined 2019 & 2020 audit should be completed in the next couple of weeks. The PD reconciliation impact to the BSOA is \$16,000+, \$6,383.13 will be transferred from the PD account to the BSOA checking account, and \$10,000 will be left in the performance deposits as a hedge. If this hedge is not used in the next couple of years, it can be put back into the BSOA account.
 - B. 2018 & 2019 990s - The two 990s were reviewed and approved by the Finance Committee at their last meeting and recommends the Board's approval.

Motion made by Eric Ossorio to approve the two 990s as presented; seconded by Maggie Good. Motion passed unanimously.

- C. March Financials - Maggie reported that financials now include employee housing condo expenditures. Performance Deposits are now recorded in a separate QuickBooks file allowing for identification of depositors and amounts. Gary Walton asked to include retainage for the two lawsuits, an accrual of \$20,000 in legal fees for this fiscal year.
- D. Receivables & Assessments - Maggie noted that outstanding assessments is the biggest issue right now, which Kyle is addressing. Suzan clarified there was a problem with assessment billing this past year where many people did not receive emailed invoices. Also due to COVID, the Board directed that no late payment penalties be charged. Discussion ensued on reinstating the fines and penalties on late assessments, as well as the policy for filing liens. It was determined that these policies would be



reinstated; however, penalties would not be incurred retroactively and would begin June 1 after the BSOA has time to draft and send a letter to members who have not yet paid.

Motion made by John Gladstein to reinstate the BSOA policy on fines and penalties, including the policy on filing liens, beginning 06/01/21; seconded by Maggie Good. Motion passed unanimously.

E. New Members List - No discussion required.

5. Staff Report: February-March, 2021 - A brief summary of the report was given.

6. Chairman's Report:

A. Old Business - Project Updates:

i. Design Regulation Revisions - Grant Hilton reported that he and Amy have marked up the Design Regulations and distributed edits to the SubCommittee, resulting in roughly 20 issues. The SubCommittee is taking several issues each meeting to thoroughly discuss each and get the new wording completed. Considerations include recommended best practices, what other ski towns have done and process of regulatory and environmental works in both Madison and Gallatin Counties. The SubCommittee is looking to submit this informational packet to the Board in September. Once Board input is received, a third party would be brought in for further input. Maggie noted that conservation efforts are currently included in best practices. However, members of the Big Sky Sustainability Network Organization (SNO) indicated that they would like to see BSAC make sustainability measures more of a requirement in their design regulations.

a. The SubCommittee will continue to discuss.

ii. Projects: General Updates - The project list and the updates were reviewed.

B. New Business -

i. Create Snowplow Subcommittee for RPF & Bid Review - Suzan indicated she would like to incorporate the final bids into the FY 2022 budget at the June Board meeting. As such, she asked the Board to authorize the creation of a Snowplow Subcommittee, which would finalize and submit the RFP; review and compare the submitted bids; and provide a recommendation to the Board at the May Board meeting. Suzan indicated that staff previously reached out to Grant Hilton and Gail Young, who are willing to sit on the proposed SubCommittee. Eric also volunteered to be on the SubCommittee.



Motion made by John Gladstein to create a Snowplow SubCommittee consisting of Grant Hilton, Gail Young and Eric Ossorio; seconded by Maggie Good. Motion passed unanimously.

Additionally, the Board would recommend, if possible, seeking new snowplow bidders in the RFP process.

- ii. New Laptop – Suzan asked for Board approval for the cost of a new laptop and the resulting set up costs. The Board stated that staff may purchase necessary office supplies/technology up to \$1,000 as authorized by the Executive Director without prior Board approval. The expenses will be reported back to the Board.

Motion made by Gary Walton to purchase the laptop and, going forward, to allow staff to make necessary office purchases up to \$1,000, to be approved by the Executive Director, and to report those expenses back to the Board; seconded by John Gladstein. Motion passed unanimously.

- iii. Donation Request – Big Sky School Pie Auction of 2 LMR passes.

Motion made by Gary Walton to donate two (2) Lone Mountain Ranch ski passes for the 2021/2022 season to the Big Sky School Pie Auction; seconded by Maggie Good. Motion passed unanimously.

- iv. Aspen Groves Letter, RE: Bike Trail - Gary Walton presented for Board approval, a BSAC motion that supported an Aspen Groves' request to Gallatin County that requires BSCO conduct and pay for a traffic study of Autumn Trail and Andesite Road, which would be conducted before the Mountain to Meadow Trail is complete. There was discussion about the use of the trail, and also about encouraging more bike and recreational trails throughout Big Sky.

Motion made by Gary Walton to ratify the action by the BSAC and send a letter of support of the traffic study to support BSCO in conducting a traffic study and bearing the cost of the study; seconded by John Gladstein. Motion passed unanimously.

7. Committee Reports:

- A. Executive Committee – Meeting: 02/05 /21, 04/14/21 – Condo Rent Charged, Staff Hires, Misc. Personnel Issues: Wages, Reimbursements, Vacation Hours
- B. Legal Committee – Meetings: 01/20/21, 02/03/21 – Pinnacles, Litigation Updates, Staff Resignation, Housing Contract, RESPEC Release
 - i. Grant asked for a more formal report on the lawsuits next Board meeting.
- C. Nominating Committee – No Meeting



- i. Suzan indicated that the process will be ramping up in the next month. Eric, Committee Chair, said we have already received an inquiry for a BOD candidate.
 - D. Strategic Planning Subcommittee - No Meeting
 - E. BSAC - Meeting: 02/04/21, 02/18/21, 03/04/21, 03/18/21, 04/01/21
 - i. Gary reported that the number of projects coming through had declined.
 - F. BSOA Advisory Committee - Meeting: 02-01-21, 05/24/21 - New Projects
 - G. BSCO Trails - NA
 - H. Ponds Subcommittee - Meeting: 01-22-21, 04/21/21 - RFP, Letter, Release of Data/Material
8. Other - Eric brought up the development and construction near Ace Hardware and the impact it would have on the pedestrian trail that crosses Hwy. 64 and similarly, interaction the increased traffic will have on the Little Coyote/Hwy. 64 pedestrian trail. Grant suggested a separate group look at the issues and their long-term impact on the community and thought Eric should be part of this group. Further discussion will be needed.
9. Adjourn: with nothing further to discuss, the meeting was adjourned at 10:22 AM.

Attendance Summary: accept as otherwise noted, all directors were in attendance for the duration of the meeting.



Gary Walton, Board Secretary