



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, August 18, 2023 – 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, August 18, 2023, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair George Mueller, Clay Lorinsky, Kenny Holtz, and Morgan Brooke. Directors in virtual attendance included Maggie Good, Eric Ossorio, Walt Andrews, and Michelle Horning. Staff members in attendance included Suzan Scott, Kyle Pomerence, and Logan Sellers. Others in attendance included Ernie Chappelle, Ron Edwards with Water & Sewer District, and Alex Fox with Pond & Stream Consulting, Inc. Logan Sellers recorded minutes.

*****The Board went into Executive Session at 9:00 AM*****

*****The Board came out of Executive Session at 9:29 AM*****

1. Call to Order: Chair George Mueller called the meeting to order at 9:30 AM.
2. Membership Forum: No members were in attendance to make comments.
3. Meeting Minutes: Maggie Good sent over some modifications to the July minutes.

Motion made by Maggie Good to approve the July Meeting Minutes with the provided edits. Motion seconded by Morgan Brooke. Motion passed unanimously.

4. Finance and Audit Committee:
 - A. July Financials: The July Financials were reported on. One treasury bill was renewed.

Motion made by Morgan Brooke to accept the July financial report; seconded by Eric Ossorio. Motion passed unanimously.

- B. Receivables & Assessments: No further comment was made.
 - C. New Members List: No further comment was made.
5. Staff Report - June/July: Suzan reported on the staff report for June and July. No further comment was made.



BIG SKY OWNERS ASSOCIATION

6. Chairman's Report

A. Old Business

i. Pond Project:

a. Contractor Transfer: Due to an operator shortage, Miller Recreation is no longer able to perform the work as proposed in the signed contract. Delaying the project would complicate funding from public dollars and materials sourced for the project. A contractor who was initially interested in the Pond Project was asked if they could start construction this fall, and they confirmed they could. Staff and the new contractor have since reviewed and agreed upon a new contract that satisfies both parties. The updated contract was presented to the Board.

Motion made by Morgan Brooke to approve the contract with Pond & Stream Consulting, Inc., dependent on approval from the Legal Committee; seconded by George Mueller. Motion passed unanimously.

b. Project Timeline: Work on the Pond Project will begin after Labor Day, starting with dewatering of the Pond. There was discussion regarding a property in Gallatin Gateway that could take on the dredge material at no cost, holding approximately 100 truckloads of material. The new contractor agreed that storing material on that property would be a viable option as well.

c. Water Rights Agreement: BSOA continues to work with Big Sky Water and Sewer District to finalize the agreement. BSOA is currently waiting for revisions from Water and Sewer's attorneys.

d. Potential Legal Action: The break in contract and potential legal action for damages was discussed.

Motion made by Clay Lorinsky to seek outside legal advice regarding Miller Recreation's break in contract; seconded by Eric Ossorio. Motion was passed with two opposed.



BIG SKY OWNERS ASSOCIATION

ii. Benefit Big Sky:

a. Website: A website outline has been sent to Spin Up Creative. BBS staff will be working with them to launch the rest of the website in the coming months.

b. Bank Account: All signatures and required documents were sent over to the bank. Acceptance of the documents is pending with the institution and staff will wait for their response.

c. Fundraising: BBS has raised just over \$1,000 as of August.

iii. Annual Meeting Agenda: A revised agenda for the Annual Meeting was presented to the Board. No further comment was made.

iv. Sweet Grass Hills Covenant Amendments - Second Community Meeting: The meeting will be held in the BSOA Board Room on August 29th at 2 PM. SGH members will be notified via email and paper flyers.

B. New Business

i. Multi-Family Unit Rule Change Subcommittee: The intention to form a new subcommittee to help neighbors stay updated on projects around them was presented to the board. This subcommittee will be formed after the design regulations are finalized. George Mueller will send out more information about the formation of the subcommittee the following week.

ii. Design Regulations Revisions: BSAC will review and comment on the current design regulations revisions. The final version will be presented at the next Board meeting.

iii. Procedure Resolution: Staff discovered that the Procedure Resolution was not properly approved in 2020, due to lock down procedures from the pandemic. A majority of the Board of Directors who were to sign the resolution are no longer members of the Board. Suzan asked for approval of the 2020 resolution.



BIG SKY OWNERS ASSOCIATION

Motion made by Morgan Brooke to approve the Procedure Resolution (2020); seconded by Maggie Good. Motion passed unanimously.

7. Standing Committee Reports

- A. Executive Committee – No Meeting
- B. Legal Committee – No Meeting: *Rainham Settlement, Kilbourn Compliance, LC Pond Water Rights Agreement*
- C. Nominating Committee – No Meeting
- D. BSAC – Meetings: *08/03/23, 08/17/23 – DRR, Review Fee Schedule Revisions*
- E. Ponds Subcommittee – Meeting: *08/15/23 – MRD Contract, Pond & Stream, Dewatering, Water Rights*
- F. Sustainability Committee – No Meeting
- G. Wellness District – Meeting: *08/10/23 – Joint Service Agreement; Signatures are being gathered. Currently, only Madison County owners are involved.*
- H. Benefit Big Sky (BBS) – No Meeting: *Bylaws*
- I. Big Sky Post Office Subcommittee – No Meeting

Motion made by Morgan Brooke to adjourn the meeting; seconded by Eric Ossorio. Motion passed unanimously.

8. Adjourn: Meeting adjourned at 10:56 am.