



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes

Friday, July 16, 2021 - 9AM

Big Sky Owners Association Board of Directors met on Friday, July 16, 2021 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Kevin Daily, Maggie Good, Grant Hilton and John Stowe; Directors in virtual attendance included: Eric Ossorio, Philip Chadwell, and John Gladstein. Members in attendance included: Ken Birgfeld, Andrew Schreiner and Leann Shaw; members in virtual attendance included: Richard Fast, Jennifer Reed and Adam Rutz. Other attendees included: Jim Muscat, Big Sky Water and Sewer District. Suzan Scott, Kyle Pomerence and Tammy Estensen represented staff; Tammy recorded minutes.

1. Membership Forum: Members were in attendance to discuss traffic calming measures on Little Coyote Road (LC). They voiced concern for the number and speed of vehicles utilizing LC that puts pedestrians and bicyclists at risk. They reported that this has been a problem for over 15 years and has only worsened with time. Lack of sidewalks, increased population, a more active demographic and the evolution of LC into a thoroughfare are contributing factors. They voiced frustration of past efforts, that not enough has been done to mitigate speeding. Suzan reported on actions that have been completed in the last five years, including the commissioning of a traffic study, the installation of additional speed signs and two driver feedback signs and efforts to amend a Gallatin County ordinance that currently disallows speed tables. Members questioned the relevancy of the traffic study from 2017, referencing new density by the community park. The study also identified several traffic calming measures including narrowings and roundabouts, which have since been identified as logistically and financially prohibitive. Kevin Daily proposed two additional speed tables (two more than the Board approved previously), as well as the installation of several stop signs, given GalCo's recent permission of stop signs on Spruce Cone Drive. Members felt that homeowners on LC would be amenable to sharing the costs for the speed tables since RID 318 only pays for maintenance, not road improvements.
2. WSD Presentation: Big Sky Water - Jim Muscat from BSWSD gave a presentation and answered questions regarding water supply in Big Sky. Since Big Sky is unincorporated with limited governmental involvement, Jim emphasized the need for residents of Big Sky to have a voice in the development of the community. The Board discussed supporting logical growth by inviting GalCo and MadCo Planning Departments to a BSOA Board meeting. Hiring a consultant or lobbyist was also suggested and discussed.
3. Call to Order: Chair Eric Ossorio called the meeting to order at 10:21 AM.



4. Minutes: Board Meeting – June 18, 2021 Board Meeting – Changes to be made from ‘years-end’ to ‘year-end’ and change the footer to display accurate page numbers

**Motion was made by Grant Hilton to approve the Minutes with amendments; seconded by Maggie Good. Motion passed unanimously.**

5. Finance and Audit Committee:

- A. June Financials – Maggie reported that the financials are in much better shape, minimal impacts to the budget remain due to last years’ audit and AR is getting cleaned up. There is roughly \$47K of undesignated funds in the money market account that the Board needs to designate. The Finance Committee recommends \$10K of the \$47K be put in the Road and Projects Reserve, with the remaining \$37K to be put in the Operating Reserve. Kevin suggested the funds go toward infrastructure rather than charity as was suggested in June. Grant suggested putting all \$47K into the Operating Reserve


**Motion was made by Maggie Good to put the \$47,363 of undesignated funds into the Operating Reserve; seconded by Grant Hilton. Motion passed unanimously.**

**Motion was made by Grant Hilton to approve the June financials as reported; seconded by Kevin Daily. Motion passed unanimously.**

- B. Receivables & Assessments – Maggie recommended utilizing bill.com to manage vendors and pay bills, noting that the remote check signing function would relieve Directors from having to come in to the office to sign checks. AR may be a future consideration. Goal is to get people on ACH and to achieve a more sophisticated system.

**Motion was made by Maggie Good to switch to bill.com for accounts payable and eventually for accounts receivable; seconded by John Stowe. Motion passed unanimously.**

- C. Date of Record/Liens/Suspension of Voting Rights  
Maggie reported that the FC is moving forward with liens for nonpayment, noting that there are some issues to be resolved and researched, perhaps sent to the Legal Committee for determination.
- D. New Members List – No discussion
- E. 990 Late Fees and Penalties Update  
FY22 Budget – Maggie indicated that we have not had a fee increase in 11 years and the Board should increase assessments for FY 2022. A \$20 annual increase in assessments is recommended. This year, we will be showing excess expenses over revenue. Next year, we are showing a break even with a \$20/member assessment. Further discussion resulted in questioning the need for the increase, a suggestion that smaller



increases on a more frequent basis be implemented and if an increase is warranted, communicating the rationale to membership in needed, in the Newsletter and at the Annual Meeting. Further budget discussion was postponed for the Executive Session following the Board Meeting, which resulted in the motion below.

**Motion made by John Stowe to approve the FY 2022 budget as presented that includes a \$20 increase in annual assessments; seconded by Kevin Daily. Motion passed unanimously.**

6. Chairman's Report:


A. Old Business

- i. Board Candidates on Election Ballot – It was reported that the Nominating Committee has recommended three candidates for the three Board of Director vacancies: Kevin Daily, Kenny Holtz and Clay Lorinsky.

**Motion was made by Maggie Good to approve the recommendation of the Nominating Committee to put the three candidates mentioned on the ballot; seconded by John Stowe. Motion passed unanimously.**

- ii. Design Regulation Revisions – Grant reported that all revisions have gone through the Subcommittee for final markup. The document will be provided to BSAC and then a recommendation will go to the Board for approval. Goal was to have it completed by September. In an effort to make this a community-wide document, this handbook of best practices will be taken to entities throughout the community to get buy-in for issues such as sustainability, fire prevention, etc.
- iii. Projects Updates – Updates were provided with no further discussion from the Board.
- iv. LC Road-Traffic Calming - As discussed, overall activity this summer and population growth has increased traffic on LC road. Kevin Daily requested a more aggressive plan to be implemented. Grant Hilton noted that stop signs were not generally viewed as traffic calming methods, which was supported by the Morrison Maierle study. Discussion resulted in agreeing to the number of speed tables and stop signs to be installed, that a professional opinion from GalCo on the proposed measures should be sought and that Kevin should put together a comprehensive plan/map to be submitted to Gallatin County that proposes the Board's agreed upon location for each traffic calming measure.

**Motion was made by Maggie Good to go to Gallatin County and first ask for 3 speed tables, then 3 stop signs at reasonable intersections along Little Coyote Road; seconded by Kevin Daily. Five voted in favor; One opposed. Motion passed.**



It was also decided that cost estimates are to be determined next, then the Board will determine how the calming measures are to be paid for. Kevin asked the Board to not let this fail because of financing.

- v. Budworm Spraying Cost Allocations – An invoice for spraying was presented. Although the project was Board approved, spraying was not budgeted due to need being determined each year in July.

**Motion was made by Grant Hilton that the budworm spraying to be funded out of the Operating Reserve; seconded by Maggie Good. Motion passed unanimously.**

- vi. Aspen Groves Bike Trail Update – Suzan reported on efforts that have taken place to date between BSOA, Aspen Groves, BSCO, Morrison-Maierle and the Gallatin County Commissioners. Due to miscommunication between entities, Suzan asked BSCO to stop progress on the trail to ensure proper coordination. A meeting with Adam and Whitney/BSCO, Dick Fast and Bill Reeves/AG, Suzan, Kevin Daily and Tammy Estensen/BSOA is being scheduled to move this project forward. Findings will be reported back to the Board.
- vii. Annual Meeting Updates -
  - a. Annual State of Finances Letter – The need to the second paragraph was discussed.

**Motion was made by Grant Hilton to approve the State of Finances Letter with the elimination of the second paragraph; seconded by John Stowe. Motion passed unanimously.**

- B. New Business
  - i. August Board Meeting: Quorum Check

**Motion was made by Grant Hilton to change the start time of Board meetings from 9:00 am to 8:30 am; seconded by John Stowe. Motion passed unanimously.**

- 7. Committee Reports:
  - A. Executive Committee – Meetings: 07/02/21, 07/08/21 – 2022 Staff Expenses, Evaluations
  - B. Legal Committee – Meeting: 06/29/21 – Alpenglow Subdivision C&D, Fire Pits in AG, Stoney Creek
  - C. Nominating Committee – Meetings: 06/24/21, 07/02/21, 07/12/21 – Schwartz Interview, Holtz Interview, Board Candidate Recommendations
  - D. Strategic Planning Subcommittee – No Meeting
  - E. BSAC – Meetings: 06/17/21, 07/01/21
  - F. BSOA Advisory Committee – No Meeting
  - G. BSCO Trails –



H. Ponds Subcommittee - Meetings: 06/22/21, 07/07/21 - Review Bids & Interview Firm - Grant updated the Board on the meeting with WGM and that they are working on more defined scope of work.

8. Other

9. Adjourn: with nothing further to discuss, the meeting was adjourned at 12:28.

---

Gary Walton, Board Secretary

