



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, March 17, 2023, at 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, March 17, 2023, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair George Mueller, Walt Andrews, Clay Lorinsky, Maggie Good, Eric Ossorio, and Kenny Holtz. Directors in virtual attendance included Michelle Horning and Will Brennecke. Staff members in attendance included Suzan Scott, Emma Lawler, Logan Sellers, and Kyle Pomerence. Emma recorded minutes.

1. Call to Order: Chair George Mueller called the meeting to order at 9:04 AM.

2. Membership Forum: Brian Wheeler was in attendance to report on Big Sky Water and Sewer District's (WSD) water rights for the Pond Project, Boyne's Old Joe Rope Tow and the encroachment of the easement, and a cumulative traffic study for major roads in Big Sky. Regarding the conveyance of the water rights, the WSD Board is comfortable with their agreement as submitted. Legal counsel will continue to work together to draft the correct language for the agreement. Regarding the traffic study, Brian would like to work with the BSOA to address road safety concerns as they are identified.

3. February 17 Meeting Minutes:

Motion made by Maggie Good to approve the February 17 Board Meeting Minutes with suggested changes. Motion seconded by Clay Lorinsky. Motion passed unanimously.

4. Finance and Audit Committee:

*****Rosie Barndt joined the meeting at 9:25 am*****

A. 2022 Audit & 990: Rosie Barndt, CPA, gave an overview of the 2022 Audit. The report came back clean and there were no issues identified in the audit.

Motion made by Kenny Holtz to approve the audit and 990 as submitted. Motion seconded by Walt Andrews. Motion Passed unanimously.

*****Rosie Barndt left the meeting at 9:45 am*****

B. February Financials: The BSOA financials are in good standing, with a current net income of \$336,000 and \$146,000 in compliance fees and penalties. The Finance Committee reviewed the treasury bill tracking sheet for projected cash flow. There is a T-bill that will mature and need to be reinvested soon.



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Motion made by Walt Andrews to accept the February Financial report. Motion seconded by Maggie Good. Motion passed unanimously.

C. Receivables & Assessments: No further comment.

D. New Members List: No further comment.

5. Staff Report: No further comment.

6. Chairmans Report

A. Old Business

i. Pond Project Updates

a. Project Timeline: Construction start date for the pond was discussed. It was noted that a fall start date would be more favorable for the contractor's scheduling and less disturbance to the area .

b. Water Rights: The Board's general consensus was there is great risk the project will lose its construction contractor and the project will not proceed forward, if the BSOA does not obtain the water rights from WSD by the April Board meeting.

c. Potential Grant Funding: Suzan Scott and Emma Lawler have recently applied for two grants; one for the DNRC and another from Gallatin County Open Lands. If funded, it would go toward the Pond project.

d. Recreation Proposal: Kenny Holtz mentioned a proposal received from a potential vendor for kayak and paddle board rentals to be considered after the Pond project is completed.

ii. Little Coyote Speed Tables: Three locations for speed tables along Little Coyote were partially approved by Gallatin County. Once the project is under contract, Gallatin County will give full approval. Stahly Engineering will come up with a bid package for the Board to decide on a contractor.

iii. Unit C-C: The purchase of the new storage unit is moving forward. Suzan Scott will get an affidavit from the seller to ensure the property is clear of any liens.



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iv. Election Procedures: Chair George Mueller and Walt Andrews met with Taylor Middleton to discuss Big Sky Resort once again voting in the BSOA elections. While nothing was finalized at the meeting, it is anticipated that the Resort will vote in the upcoming election. Over the years, the Board's goal has been, to have more candidates on the ballot than open seats, but some years, this was not possible.

v. Scanner Purchase: Logan Sellers went over a proposal to purchase a scanner for large hard copy architectural files. This effort will digitize all BSOA hard copy documents and free up storage space in the BSOA office.

Motion made by Kenny Holtz to approve the purchase of the WIDETEK Scanner as presented. Motion seconded by Clay Lorinsky. Motion passed unanimously.

B. New Business

i. Strategic Plan: The Strategic Planning Committee met in March to recommend priority projects for 2023 and 2024. Various projects were discussed including membership buying pools, partnership with BSCO to build trails within BSOA open space, communications and membership awareness campaigns to forward sustainability efforts, increased wildfire mitigation measures, rural improvement district amendments and a global RID in Mountain Village, supporting the formation of the Upper Cascade owners association, traffic and road safety management, a partnership with the Resort Tax District to advocate for better allocation of tax dollars in Big Sky, affordable workforce housing for BSOA employees, and an increased public policy presence.

Motion made by Kenny Holtz to accept the remaining projects for 2023 and for 2023-2024 projects to be sent to the Finance Committee for financial analysis and recommendations to the Board at the April Meeting. Motion seconded by Clay Lorinsky. Motion passes unanimously.

ii. BSOA/Resort Tax Partnership: Chair George Mueller, Maggie Good, and Suzan Scott met with BSRAD representatives Kevin Germain and Danny Bierschwale to discuss a potential partnership in various community-wide initiatives.

Motion made by Maggie Good to create a Partnership Subcommittee, with Resort Tax and Lone Mountain Land Company taking the lead on the potential partnerships. Members to be included are Maggie Good, George Mueller, Clay



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Lorinsky, Suzan Scott, and possibly Kenny Holtz and Walt Andrews. Motion seconded by Eric Ossorio. Motion passed unanimously.

iii. Big Sky Pie Auction: The proposal was presented and discussed.

Motion made by Clay Lorinsky to approve a \$250 donation for the Lone Peak High School Pie Auction. Motion seconded by Walt Andrews. Motion passes unanimously.

7. Committee Reports

A. Executive Committee – Meeting: 02/27/23 – Personnel policy manual revisions will be passed along to the Executive Committee from Suzan. Staff health insurance costs increased for the incoming year; however, the increase was still under budget.

B. Legal Committee – Meeting: 02/27/23 – Rainham & Kilbourne Settlements; the deposition for Kilbourne has been set, BBS Bylaws, Upper Cascade Subdivision, and Jurisdiction Questions

C. Nominating Committee – No meeting

D. BSAC – Meeting: 03/02/23, 03/16/23 – Yellowtail Project; the project was approved with several conditions. DR revisions; design regulations revisions are being considered for final review. Light trespass under Dark Sky compliance was mentioned to incorporate in the regulations. Procedure Resolution; it was identified that there is a conflict between a resolution formulated in 2015 and the covenants regarding the 18-month completion date. This will need to be addressed by legal counsel along with the overall longevity of construction for multi-building developments.

E. Ponds Subcommittee – No Meeting: Dewatering and Water Rights remain under negotiations.

F. Sustainability Committee – Meeting: 03/21/23 – Best Practices, Flatiron Development, Cumulative community impacts

G. Benefit Big Sky – No Meeting

H. Big Sky Post Office Subcommittee – No meeting; there was an update posted in the local news regarding the status of the Post Office.

Next Board Meeting – April 21, 2023

9. Adjournment: The meeting adjourned at 12:19 pm.



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Motion was made by George Mueller to adjourn the meeting. Motion seconded by Michelle Horning. Motion passed unanimously.

Maggie Good, Secretary