



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes

Friday, May 21st, 2021 - 9AM

Big Sky Owners Association Board of Directors met virtually on Friday, May 21, 2021. Directors in attendance included: Philip Chadwell, Kevin Daily, John Gladstein, Maggie Good, Eric Ossorio, John Stowe, and Gary Walton. Member volunteers attending virtually included: Gail Young and Rumsey Young. Other attendees included Cody Lux from Northwestern Energy and Rosie Barndt, CPA. 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 9:10 AM
3. Minutes: Board Meeting - April 16, 2021 Board Meeting

Motion was made by John Gladstein to approve the Minutes; seconded by Maggie Good. Motion passed unanimously.

4. Finance and Audit Committee:
 - A. Combined 2019 & 2020 Audit & Related Letters
 - i. Auditor Rosie Barndt, gave a brief summary of the combined audit, 2019 and 2020 that resulted in a clean opinion and reported the financial statements are fairly stated. ii. Rosie reported on her Management Letter recommendations: Although the BSOA office is small, the auditor would like to see further segregation of duties; recommended consistent signing of employee timesheets, Directors who sign checks should review Suzan's expense reports and a timeline for reviewing assessments receivables should be reinstated. Suzan noted most of the above processes exist; however, due to COVID, allowances were made. Suzan will review the existing document with the Finance Committee, make any edits, and present at the next Board meeting.
 - iii. IRS Letter - Rosie recommended that the IRS penalties for the late filing of the 2019 and 2020 990s be quickly addressed and proposed the draft letter as presented in the packet be sent.

Motion was by Maggie to approve the 2019 and 2020 Audit, the Management Letter and the IRS Response Letter as presented; seconded by John G. Motion passed unanimously.

April Financials - Maggie Good reported that Late Fees/Fines/Penalties and Interest Income are down this past year due to policies implemented by the Board because of COVID. Adjustments to the current year



expenses along with the Aging report will be presented at the next Board meeting. It was also suggested that after the audit was approved, final sums of unspent money and interest earned for year-end 2019 and 2020 be determined by the Finance Committee and a recommendation be made to the Board.

Motion made by Maggie Good to approve April Financials; seconded by Gary Walton. Motion passed unanimously.


- B. Receivables & Assessments
- C. New Members List – No discussion required
- 5. Staff Report: April/May 2021 – A brief summary of the report was given.
- 6. Chairman’s Report:
 - A. Old Business – Project Updates
 - i. Design Regulation Revisions
 - ii. Projects: General Updates
 - a. Ponds – Subcommittee is finalizing RFP and will move forward with getting cost estimates to present to the Board.
 - b. Open Space – Dustin Tetrault, Deputy Fire Department Chief’s bid to clean up parts of Lot D was presented. Board acknowledged the great work that the Fire Dept. did with their properties and suggested an article be put in the newsletter informing members of the service the Fire Department offers.

Motion made by Eric Ossorio to accept the Open Space cleanup bid from the Fire Department; seconded by Maggie Good. Motion passed unanimously.

- iii. LC Traffic Calming
 - a. LC Speed Tables Letter: GalCo Ordinance

Motion made by Kevin Daily to approve the letter; seconded by John Gladstein. Motion passed unanimously.

- b. Spruce Cone Traffic Study – West Fork won their appeal with GalCo and are allowed to keep the stop signs they installed. Board will discuss how this could impact Little Coyote in the future.
- B. New Business
 - i. Five-Year Snowplow Contract Recommendations

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- a. An overview of the bids was presented, along with the Snowplow Subcommittee's recommendation for both the Major and the Minor Contracts.

Motion made by John Gladstein to approved the recommendation made by the Snowplow Subcommittee to award both Major Contracts of Gallatin County and Madison County to K7 Snow Works; the Minor Contracts of North Fork, Ridge Fork and Ridgeback to Delzer Diversified; and the Minor Contract of Crail Court to Skraz Construction; seconded by Maggie Good. Motion passed unanimously.

- ii. FY 2022 Strategic Plan: Project Consideration

Motion made by Kevin Daily to approve the Strategic Plan for FY 2021/2022 as presented; seconded by John Stowe. Motion passed unanimously.

- iii. NWE Easement: Along Chief Joseph Rd.

- a. Cody Lux, Northwestern Energy's Construction Superintendent of the Bozeman Division, asked to acquire an easement through BSOA property along Chief Joseph Trail for the purpose of creating an underground loop to better serve the members in that area. If the easement is granted, he anticipates construction would take 2-3 weeks, which would occur this summer and asked that a Board decision be made within the next 2-3 months. Board agreed to consider the issue but any decision made was contingent upon NWE's cleanup of debris left on BSOA open space when they updated the transmission line. Lux mentioned cleanup would happen ASAP.

- iv. Aspen Groves Letter, RE: Bike Trail

- a. There was discussion about the importance of coming together as a community to figure out a solution.

Motion made by Eric Ossorio to approve a modified letter, with Kevin Daily and Gary Walton's input, that emphasizes BSOA's support for a mountain to meadow bike trail; seconded by John Gladstein. Motion passed unanimously.

It was suggested that "Share the Road" signs be proposed in the letter and there be consideration of lower speed limits on Autumn Trail and Andesite Road.

- v. Annual Meeting:

- a. Board indicated that, pending health protocols, in person and remote meeting attendance should be available to members. It was agreed that the meeting date (the Friday



before Labor Day) and time be the same as in the past. With the Resort being reported as full, the Board would like to pursue the Wilson to host both the meeting and reception.

vi. BSOA Liaison for TIGER Grant:

- a. Staff was asked to monitor the progress of the TIGER Grant and the impact traffic flow may have through town. Board would like periodic updates as an agenda item.

7. Committee Reports:

- A. Executive Committee – Next Meeting: TBD – Community Wage Survey, FY 2022 Staff Wages, Evaluations
- B. Legal Committee – No Meeting
- C. Nominating Committee – Meeting: TBD – CTSFs Sent Out

Motion made by Eric Ossorio to establish the filing dates of 5/21/21 – 6/21/21 for Board candidates to submit their intensions to run; seconded by John Gladstein. Motion passed unanimously.

- D. Strategic Planning Subcommittee – Meeting: 05/05/21 – Review and Recommend Projects for FY 2022
- E. Snowplow Subcommittee – Meetings: 04/22/21, 05/18/21 – Finalize RFP, Review Bids and Provide Recommendations
- F. BSAC – Meetings: 04/15/21, 05/06/21
 - i. A recent decision of BSAC to approve a monument sign that included the HRDC logo was discussed. It was noted that Design Regulations do not allow for branding on subdivision/development signs. It was agreed that Gary, John and Suzan meet to further discuss the decision.
 - ii. The issue of a huge swath of trees that were removed on Lot 151A on Black Moon was discussed. It was not authorized and an investigation is ongoing.
- G. BSOA Advisory Committee – Next Meeting: 05/24/21
- H. BSCO Trails – No Report
- I. Ponds Subcommittee – Meeting: 04/21/21 – RFP Revisions and Finalized

8. Other – Maggie Good expressed her concern about BSWSD approving new SFEs for development and questioned the further availability of water in Big Sky. The Board agreed with the importance of this issue but felt they should first become educated on the issue. It was suggested that an invitation be extended to BSWSD to present the issue before the Board and that an outside company be hired to help appraise the situation.



Motion was made by Philip Chadwell to hire a consultant to assess the water situation and ensure that BSOA interests are being protected; seconded by Eric Ossorio. Motion passes unanimously.

9. Adjourn: with nothing further to discuss, the meeting was adjourned at 12:08 PM.

Gary Walton, Board Secretary

