



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, September 15, 2023 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, September 15th, 2023, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair George Mueller, Michelle Horning, Kenny Holtz, Clay Lorinsky, and Eric Ossorio. Director Morgan Brooke attended virtually. Staff members in attendance included Suzan Scott, Kyle Pomerence, and Emma Lawler. Member Ernie Chappell attended virtually.

1. Call to Order: Chair George Mueller called the meeting to order at 9:02 AM.
2. Membership Forum: Clay Lorinsky addressed the Board about a newly formed group focused on incorporation in Big Sky and wanted to ensure there is BSOA representation at the table. It was confirmed that one Board member is involved with what is solely a fact-finding effort at this time.
3. Meeting Minutes:

Motion made by Eric Ossorio to approve the August Meeting Minutes; seconded by Clay Lorinsky. Motion passed unanimously.

4. Finance and Audit Committee
 - A. August Financials: The Finance Committee recommends reinvesting the matured treasury bills but holding back \$105,000 in performance deposits (PD) to ensure sufficient funds for returned PDs. There was discussion about getting new portal software for BSAC applications, assessment payments, membership communications, and other BSOA functions to increase efficiency and improve various membership services. Staff will further research this effort and provide a proposal for Board review. Also discussed, there is a \$22,521 difference between the construction deposit and Resort Tax funds. It was recommended to move the difference in funds to the Pond Reserve.

Motion made by Clay Lorinsky to move the \$22,521 difference to the Pond Reserve; seconded by Kenny Holtz. Motion passed unanimously.

- B. Receivables & Assessments: No further comment was made.

Motion made by Kenny Holtz to accept the August financials; seconded by Clay Lorinsky. Motion passed unanimously.



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- C. New Members List: No further comment was made.
5. Staff Report – August: A more detailed staff report will become available in October. Suzan reported that there is much interest in the open communications position and has been working to fill the role as soon as possible. No other comment was made about the staff report.
6. Chairman’s Report
- A. Old Business
- i. Pond Project
- a. Project Timeline & Cash Flow Schedule: Work on the pond will begin Mid-September. A more detailed timeline and cash flow schedule from Pond and Stream Consulting, LLC will be provided in the coming weeks.
- b. Water Rights Agreement: The final copy has been back and forth between BSOA and Big Sky Water & Sewer District’s legal counsel with several sticking points still to be discussed between parties. One issue is the BSWSD Board motions from January being mentioned in the agreement. The agreement should be finalized to satisfy both parties in the coming months.
- ii. Speed Tables: The Little Coyote Speed Tables contractor bid was discussed. When Stahly Engineering Group came back with zero bids, they advised that they open another formal bid letting period in the fall as summer work slows down. There may be a small cost associated with readvertising; however, it was confirmed that there are remaining designated funds to procure a contractor to complete this process. Staff will check in with Riverside Contracting, the firm doing **HCER** grant work in Big Sky, before proceeding with Stahly to readvertise again.
- iii. BBS
- a. Fundraising: It was reported that several members pledged donations to BBS at the Annual Meeting. When the open position is filled, that person will implement the full BBS website and start fundraising efforts.
- iv. Annual Election Results: The election results were discussed and accepted. The covenant amendments in Sweet Grass Hills (SGH) require 51% of owners to be in favor of the covenant amendment. It was determined that 75 votes satisfied the requirement.



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Motion made by Kenny Holtz that 75 votes satisfy the 51% requirement for Sweet Grass Hills covenant amendments to pass; seconded by Eric Ossorio. Motion passed with four in favor, one opposed, and one abstained.

- v. Design Regulations: The Big Sky Architectural Committee (BSAC) reviewed and recommended Board approval of the Design Regulations revisions at their September 7 meeting. It was recognized that additional changes could come up, however, given the revision process was a three-year effort the Board should take this up issue up without further delay.

Motion made by Kenny Holtz to approve the Design Regulations revisions as presented, with additional comments to be considered by the Board at the October Board meeting; seconded by Eric Ossorio. Motion passed unanimously.

- vi. Annual Meeting Wrap-Up: Staff and Board of Directors received feedback about the Annual Meeting. It was discussed that there could be room for improvement on appetizers served, as well as other issues. The Board also received feedback from members that there should be a short presentation explaining the dues increase.

B. New Business

- i. Committee and Officer Assignments: The Nominating Committee reviewed Call to Service forms and assigned members to Officer and Committee positions. It was mentioned that because the Sustainability Committee (SC) is a chartered committee, it should have a Board of Director as Chair, rather than a member volunteer. Walt Andrews was recommended for SC Chair.

Motion made by Chair George Mueller to approve the recommendation from the Nominating Committee for the slate as proposed, with Walt Andrews, or another willing Board member, to serve as Chair of the Sustainability Committee; seconded by Kenny Holtz. Motion passed unanimously.

*******Morgan Brooke left the meeting at 10:20 AM*******

- ii. Digitizing BSOA Hard Copies: Upon the purchase of the wide scanner for hard copy office documents, there is a need for a part-time, temporary role to scan and digitize these important documents. Kenny Holtz is willing to work with staff to create an effective filing system if needed.



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Motion made by Michelle Horning to approve a part-time employee to digitize hard copy files; seconded by Clay Lorinsky. Motion passed unanimously.

7. Standing Committee Reports

- A. Executive Committee – No Meeting
- B. Legal Committee – Meeting: 09/11/23 – Old Jow Rope Tow: *The BSOA sent a letter regarding the issue to the owners and received a response back from their lawyer. Regarding trespass that may be occurring, it is between the owner and Boyne Resorts to determine if the Resort is conducting grooming activity on the owner's property. After two surveys were done, that determined the owners built into the easement. The BSOA should enforce the easement encroachment, which is BSOA's only role in this matter. Kilbourne Compliance, Docs vs. BSOA Discovery, Rainham Settlement: the briefs have been completed. Legal counsel will set up a schedule for discovery. LC Pond Water Rights Agreement, Attorney Ethics Violation, Docs Art*
- C. Nominating Committee – Meeting: 09/07/23 – Committee and Officer Assignments were completed.
- D. BSAC – Meetings: 09/07/23 – DRR, Cease & Desist: *BSAC confirmed the non-compliant red house needs to be repainted to a more subdued red to fit in better with the neighborhood.*
- E. Ponds Subcommittee – No Meeting
- F. Sustainability Committee – Meeting TBD: *Concerns were raised regarding the decrease in Big Sky's wildlife populations due to development. It was recommended that the SC take a more active approach in wildlife advocacy on a county level. The question was raised as to what the future vision is for Big Sky. There needs to be an assessment of cumulative impacts of current developments and a focus on the existing residents' quality of life.*
- G. Wellness District – Meeting: 08/10/23 – *It was reported that this initiative gathered twenty signatures in support of the Wellness District at the annual meeting.*
- H. Benefit Big Sky (BBS) – No Meeting: *Bylaws*

8. Other:

- i. Outgoing Board Members: The Board expressed their appreciation to Chair George Mueller for his time and service as Chair this past year. Appreciation was also expressed to Eric Ossorio for his service to the BSOA membership for three full terms.
- ii. Next Board Meeting: October 19, 2023



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Motion made by Chair George Mueller to adjourn the meeting; seconded by Eric Ossorio. Motion passed unanimously.

9. Adjourn: Meeting adjourned at 11:08 AM.

Maggie Good, Secretary