



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, July 17, 2020 – 8AM

Big Sky Owners Association Board of Directors met on Friday, July 17, 2020 by remote phone conference. Directors in attendance included: Grant Hilton, Maggie Good, Eric Ossorio, Gail Young, John Gladstein, and Gary Walton. Suzan Scott and Steve Anderson represented staff. Amy San Nicolas was present to record minutes.

1. Membership Forum: None. Members attending by phone: Trevor McSpadden, John Leeper, Dick Fast, Kate Scott, Mindy Cummings, Al Malinowski, Jackie Gillespie and James Lee, Martin Johnson, Brian Wheeler, Jordan Helvie (attorney representing majority owner of The Fairways), Griffin B. Stevens (attorney representing the Lone Pine Builders).
2. Call to Order: 8:08
3. Minutes: Board Meeting – June 19th Board Meeting, corrections: page 1, section 4c: change reserves funds to reserve funds. Take out the crossed out “to” in pinnacles motion.

Motion made by Gail Young to approve minutes as modified by the suggestions, seconded by John Gladstein. Motion approved unanimously.

4. Finance and Audit Committee:
 - A. Audit Update –Maggie Good gave an update on the performance deposit project, the balance sheet, and the current budget.
 - B. June Financials – Board directed staff to hold the donations payment to Skyline bus until the Board can discuss the contribution at the end of the fiscal year. It was recommended, staff move forward with normal collection procedures on delinquent accounts.

Motion made by John Gladstein to reinstate our policy for collections with interest to be charged and with the exception that if people pay their assessments by the end of the (fiscal) year they will not be charged interest; seconded by Gail Young. Motion passed unanimously.

- C. CD Transfer – It was recommended that the last CD be moved into the Schwab account so funds can be accessed at any time.
- D. Lien Request – Acct. #07610: The Legal Committee recommended a lien be filed in August for fines imposed for a site disturbance violation.

Motion made by Gary Walton to adopt the Legal Committee's recommendation; seconded by John Gladstein. Motion passed with two dissenting votes.

- E. Receivables & Assessments –No Discussion
- F. New Members List – No Discussion

-----Steve left the call at 8:45-----

5. Staff Report: May & June, 2020 – Suzan updated the Board on several items from the Staff report. As Ponds Subcommittee member, Grant Hilton requested to participate in the next scheduled meeting of the Chapel Parking Lot project.
6. Committee Reports: Action Items –



Owners who are non-profit organizations were encouraged to submit a request for waiver of fees with the applications. Johnson noted it will be the responsibility of HRDC to remediate all disturbed areas.

Motion made by Gary Walton that for Lot 1A and Lot 2A, the recommendations by the Legal Committee be approved; seconded by Maggie Good. Motion approved unanimously.

Motion made by Gail Young to approve the Gillespie project as presented, without amending the performance deposit amount and include a request the applicant submit the annual Army Corp of Engineer report to the BSOA as well; seconded by John Gladstein. Motion passed unanimously.

7. Chairman's Report:

A. Old Business -

i. Project Updates:

a. MadCo Emergency Egress- It was reported that Kevin Germaine and Maggie Good attended the MadCo Commissioners meeting and that two commissioners are in favor of an emergency egress but Commissioner Hart is not. Per Maggie Good's report, the Big Sky reps will attend the next commissioners meeting to request setting aside funds and that a plan be made to upgrade the road but first, the engineers' report is needed to determine how much to ask for:

I. Responses to Letter to the Governor: It was noted that Big Sky hasn't dealt with the first concern: the evacuation plan. John Leeper asked permission to speak with the Governor's Office, to attend the MadCo Commissioners meeting to discuss this and to speak with the Rotary club. The Board encouraged him to do anything he could to move this effort forward and noted the forward momentum is appreciated.

ii. Design Regulation Revisions Update: No changes have been made thus far but discussions about the structure and the desire to break out the commercial regulations from the residential have occurred. Once finalized, it will be sent to the Legal Committee for review and then to the Board for approval.

iii. Covid Recommendation from EC: The Executive Committee recommends Staff continue with remote work from home with the office closed, one staff member in the office at a time, and all meetings to be held remotely.

B. New Business -

i. Proposed Bylaws Amendment, 2020: As recommended by the Bylaws Subcommittee, the proposed amendments were included in the packet and presented on screen. There was discussion of Section 6.5 regarding staggered terms of the BSAC. Edits were made to 3.6 and 6.5 allowing Board discretion to remove a director or committee member who is not in good standing. In Section 8.2 edits were made to allow unaudited statements to be sent out in the event the annual audit is incomplete.

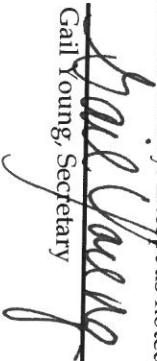


that the Nomination Committee made the decision unanimously to select Clay Lorinsky.

Motion made by Gary Walton to invite the owners of the two Meadowview lots to the August Board of Directors meeting with their plan, application and performance deposits as previously discussed above; seconded by Gail Young. Motion passed unanimously.

- D. Strategic Planning Subcommittee - NA
- E. BSAC - Meeting: 07/16/20 - Nothing to report
- F. BSOA Advisory Committee - MadCo Egress, BSOA perception
- G. BSCO - None given.
- 9. Other: It was proposed that future Executive Sessions start at 8 a.m. and the general meeting start at 9 a.m.
- 10. Adjourn: 11:49

Attendance Summary: Except as noted, everyone was in attendance for the duration of the meeting.


Gail Young, Secretary