



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes – Friday, August 19<sup>th</sup> – 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, August 19, 2022 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Clay Lorinsky, George Mueller, Kenny Holtz, Maggie Good, John Stowe, Eric Ossorio, and Grant Hilton. Directors in virtual attendance included Walt Andrews. Staff members in attendance included: Emma Lawler, Suzan Scott, and Kyle Pomerence; Tammy Estensen attended virtually. Emma Lawler recorded minutes. Natalie Osborne, Race Director for Big Sky Biggie, was also in attendance.

**Motion made by Grant Hilton to appoint Clay Lorinsky as temporary Chair for the August Board meeting; Seconded by Eric Ossorio. Motion passes unanimously.**

1. Call to Order: Clay Lorinsky called the meeting to order at 9:01 AM.
2. Membership Forum: No members were in attendance.
3. Meeting Minutes:

**Motion made by Kenny Holtz to approve the July 8 Board Meeting Minutes with additional grammatical changes; Seconded by Maggie Good. Motion passed unanimously. Clay Lorinsky recused himself.**

#### 4. Finance and Audit Committee:

A. July Financials: Clay Lorinsky, Treasurer, went over the financial report. There has been a significant reduction in the Pond Reserve funds because of money being spent on the Ponds Project. Grant Hilton asked about the interest rate on our operating reserve account. The current interest rate is .07%. It was noted that the Finance Committee is looking into how best achieve a higher yield for the BSOA reserves. Anticipated year-end expenditures are in accordance with the percentage spent so far in this budget cycle.

B. Receivables & Assessments: The fine imposed on a noncompliance shed has not yet been received and therefore, this issue should be addressed by the BSAC.

C. New Members List: No further comment.

**Motion was made by Kenny Holtz to accept the Financial Report for July. Eric Ossorio seconded the motion. Motion passed unanimously.**

5. Staff Report: Suzan Scott reported that staff has been busy with planning the annual meeting and election, the ponds project, and training a new hire. The August 18 BSAC meeting was canceled and will be rescheduled for September 1.



## BIG SKY OWNERS ASSOCIATION

### 6. Chairmans Report

#### A. Old Business

##### i. Pond Project Updates

a. Resort Tax Presentation: Suzan Scott reported that staff will draft a letter for reconsideration for full funding for the Pond Project. Grant Hilton will attend with Suzan Scott at the next Resort Tax Board meeting in September, along with Kenny Holtz if he is available.

b. Big Sky Water & Sewer - Water Rights: Suzan Scott reported her conversation with Deb Stevenson to obtain a valuation for water rights needed for the Little Coyote Pond Project. The estimate was between \$13,000 to \$16,000. Suzan relayed this estimate to Ron Edwards. The Water & Sewer District (WSD) continues to be interested in getting an easement from BSOA along the Jeep Trail, however, it is not known if Northwestern Energy is still interested in selling WSD the property where WSD's proposed new water tank would be located. The Board agreed that the existing BSOA/WSD MOU for the Pond Project should remain separate from the MOU for Jeep Trail easement. Suzan Scott will maintain contact with Ron Edwards and continue to negotiate these matters.

##### c. Funding Cost Analysis

i. Eliminate Silverbow Pond River Restore: The Ponds Subcommittee recommended taking Silverbow Pond out of this phase of the project, which would reduce Project costs by \$116,000. Consideration of a phase II was discussed, which could include a Silverbow Pond and River restoration. Other funding sources for the Pond Project were discussed such as a \$100 special assessment, fundraising through Benefit Big Sky, and naming rights. Suzan Scott mentioned that the BSOA and Gallatin River Task Force could work together on the Silverbow River Restoration and go to Resort Tax together for funding.

**Motion made by Maggie Good to drop Silverbow Pond River Restoration for this phase of the Project; Seconded by Kenny Holtz. Motion passed Unanimously.a**



## BIG SKY OWNERS ASSOCIATION

d. Bidders Report: Grant went over the RFP process, mentioning no bids were received during this first round due to the variety of expertise needed for and the restoration work. However, WGM is currently in discussion with two bidders; Miller Recreation and Pond and Stream. It was noted that Miller Recreation requests \$5k for a project analysis to submit a bid. WGM will reallocate \$5k of the \$30k budget for this purpose. Both bidders, submitted their schedules. Miller Recreation has all their own staff and equipment and can start work in February. Pond and Stream subcontracts and will be able to start in one year.

ii. Annual Meeting

a. Updates: Emma Lawler informed the Board that there is a need for a Board of Director to chair the Annual Meeting.

**Motion made by Clay Lorinsky to appoint Grant Hilton as Chair for the Annual Meeting; Suzan Scott will present the BSOA Projects and Initiatives; Seconded by Kenny Holtz. Motion passed unanimously.**

b. Director Involvement: George Mueller, Maggie Good, Kenny Holtz, Grant Hilton, and Clay Lorinsky confirmed they would be there in attendance. Walt Andrews will attend virtually.

c. Election Ballot Count: Tammy Estensen gave a total count of 320 votes received as of August 19. Discussion ensued about the Big Sky Resort boycotting the BSOA elections. It was mentioned that Big Sky Resort has lobbied other organizations in Big Sky to withhold votes. Grant Hilton recommended Suzan reach out to Brian Wheeler or Taylor Middleton from the Resort. Suzan Scott will contact Brian Wheeler to provide an update on the Design Regulations revisions.

**Motion made by Eric Ossorio to go into Executive Session; Seconded by Kenny Holtz. Motion passed unanimously.**

\*\*\*\*\**The Board went into Executive Session at 10:49 AM*\*\*\*\*\*  
\*\*\*\*\**The Board came out of Executive Session at 11:45 AM*\*\*\*\*\*

iii. BSOA Easement South of HWY 64



## **BIG SKY OWNERS ASSOCIATION**

**Motion by Maggie Good to appoint Eric Ossorio and Clay Lorinsky to negotiate the issue of amending the BSOA easement on the RiverView property; Seconded by Grant Hilton. Kenny Holtz recused himself. Motion passed unanimously.**

**Motion made by Maggie Good to approve moving forward with the results mediated on the Kilbourne lawsuit; Seconded by Grant Hilton. Motion passed unanimously.**

iv. Lone Mountain Land Company (LMLC) TEDD/TIF Update: The Board is requesting a more in-depth analysis of county-wide impacts that a TEDD/TIF District in Moonlight Basin (MLB) will have on the BSOA and greater Big Sky community. It was reported that Madison County Commissioners delayed their decision on the TEDD and have requested additional information from MLB. Before a Board decision is made, the Board would also like to consider this information. Suzan Scott discussed the initiative with Kevin Germain of LMLC and whether this TEDD could benefit a broader group of people. The Board then asked the Sustainability Committee to request a comprehensive development plan from Moonlight Basin, an economical report, and any other missing information from Kevin Germain at the next scheduled Sustainability Committee meeting.

v. Little Coyote Speed Tables Update: Tammy Estensen, Projects & Compliance Manager, went over the viable locations for the speed tables, mentioned that the speed tables will slow traffic for about 300 feet, reported that the engineering group recommends two or three sets of speed tables, consisting of three speed tables in a row, as the most effective traffic calming method and that Gallatin County will not approve a speed table unless there is a crosswalk. Kenny Holtz suggested going to Gallatin County to ask for a variance. The Board emphasized the speed tables should be focused on residential areas, decided something needs to be done as soon as possible, and therefore, to proceed with the already approved plan to install three speed tables on Little Coyote Road. . In the meantime, Tammy contacted the Sheriff so that there is a law enforcement presence enforcing the speed limit along Little Coyote. The design of the speed tables will be completed by the September Board meeting.

**Kenny Holtz made a motion to approve the Little Coyote speed table locations and proceed with the engineering and bid process. The announcement will be made at the annual meeting. Motion seconded by Grant Hilton. Motion passed unanimously.**



## BIG SKY OWNERS ASSOCIATION

vi. Little Coyote Bridge Update: Tammy Estensen went over the study results for the bridge repair. According to Morrison Maerile (MM), the bridge was inspected, it is in good shape, and a repair is not recommended at this point. The Board decided to table this issue, to not proceed with any repairs and to follow MM's recommendations as laid out in the study.

vii. Sustainability Committee (SC) Position Paper: After reviewing the proposed modifications to the last paragraph, the following the motion was made.

**Motion made by George Mueller to approve the SC position paper in its entirety; Seconded by Maggie Good. Motion passed unanimously.**

Discussion: Maggie Good suggested the SC request the County to investigate findings of fact for an independent traffic study from the Commissioners regarding the Flatiron Development. Maggie Good recommended that the SC get on the Commissioners agenda and go in person to Virginia City. In addition, Maggie Good recommended that the SC engage with both Gallatin and Madison County in forming an Impact Fee Advisory Committee in which county governments are legally empowered to do so. John Stowe and Maggie Good were recently appointed to the Madison County Planning Board and are recused from voting on Flatiron in October. Eric Ossorio also mentioned that he was recently appointed to the Big Sky Zoning Advisory Board.

**Motion made by Grant Hilton to have staff attend the next Commissioners meeting to request findings of fact through an independent traffic study for Flatiron; Seconded by Eric Ossorio. Maggie Good and John Stow recused themselves. Motion passed unanimously.**

### B. New Business

ii. Big Sky Biggie Race: The BSOA allows race participants to utilize BSOA roads. The Board has been provided a digital copy of the liability insurance for the race. The BSOA office will also receive a hard copy in the mail.

**Motion made by Eric Ossorio to confirm and accept the Big Sky Biggie Race liability insurance; Seconded by Grant Hilton. Motion carries unanimously.**

iii. COVID Office Policy: Grant Hilton suggested we change our office policy to minimize the spread of COVID and to open the office to the membership for meetings in-person. Suzan will discuss this with all Board



## BIG SKY OWNERS ASSOCIATION

of Directors who may still be concerned about COVID. Per discussion, the office will open for all meetings no later than October 1, 2022.

### 7. Committee Reports

A. Executive Committee – *Arch Review 40 hours/week*. No further discussion was held on this matter.

B. Legal Committee - - *Meeting: 08/04/22 – Rainham Deposition, Ins. Coverage, S. Hwy. 64 Easement, BSCO Residential Units, Liston PD, Stahly Contract, Rainham Mediation, Doc’s Mediation*. Given that discussion was held in Executive Session, no further discussion was had on this matter.

C. Nominating Committee – *No meeting*. There was no report.

D. BSAC - *final review and revisions design regs; Changes to Design Regulations will go to Board and legal simultaneously for approval. Meetings: 07/21/22, 08/04/22; DRR Meeting: 08/15/22.*

E. Ponds Subcommittee – *Meeting: 08/15/22*. Nothing further was reported.

F. Sustainability Subcommittee – *Meeting 08/04/22*. Nothing further was reported.

9. Adjourn: Meeting adjourned at 11:59 AM.

**Motion made by George Mueller to adjourn; Seconded by Eric Ossorio. Motion passed unanimously.**