



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes October 16, 2015

Big Sky Owners Association Board of Directors met October 16, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Eric Ossorio, Sharon Douglas and Gail Young. On the phone was Kent Volosin, Barb Rooney and Kevin Frederick. Unable to attend was Grant Hilton and Steve Barrett. Suzan Scott and Lori Wetzel represented staff. Mike Rotar and Jeff Dunn from RESPEC joined the meeting to discuss the pond project and Karl Uhlig from WGM Group was on the phone. Brian Wheeler, Christina Calabrese and Kevin Germain gave a presentation during the membership forum. Ann Marie Mistretta, member, Jennifer Farve, BSOA Attorney and Gary Walton, BSAC were also present at the meeting.

1. **Membership Forum:** Kevin Germain from Lone Mountain Land Company started the presentation with an organizational chart showing the relationship between The Big Sky Resort, Lone Mountain Land Company, The Yellowstone Club, Spanish Peaks and Moonlight Basin. Kevin commented that a top priority item for our community is housing and an increased water and sewer capacity. Brian stated that the above mentioned entities are not only partners in capital and development but also working together to enhance the ski lifts, expand the mountain food, beverage and hotel services. Christina detailed the overall development plan for subdividing a 120 acre tract of land to expand the Mountain Village core. She stated that Boyne is in the early planning stages and must complete the necessary impact studies before the project can be started. Boyne has a detailed vision for the next 10 years including new condominiums, townhomes and expanded food and beverage facilities in Mountain Village.

*****Kevin and Christina exited the meeting at 10:08 A.M. *****

2. **Call to Order:** John Loomis called the meeting to order at 9:08 AM.
3. **Minutes:** Motion made by Sharon Douglas to approve the September 4, 2015 minutes; seconded by Eric Ossorio. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. August and September 2015 Financials - Lori Wetzel presented the August and September 2015 financial statements to the Board with no concerns. Motion made by Gail Young to accept the unaudited August and September 2015 financial statements; seconded by Sharon Douglas. Motion unanimously carried.

- B. Receivables/Assessment Correspondence - Lori Wetzel stated that the accounts receivable balance is down to \$5,800 at year end 2015.
- C. Lien Requests - None
- D. New Members -The monthly list of new members was provided to the Board for review.

5. **Staff Report**

- E. Suzan Scott asked the Board if they had any questions regarding the September staff reports as submitted in the Board packet. No concerns or issues were expressed.

6. **Chairman's Report**

A. Old Business

- i. BSOA Ponds Subcommittee Report - Kevin Frederick presented the pond update to the Board that included an in-house slides presentation of the proposed pond design.
 - a. Little Coyote Pond - Per Mike Rotar, the Little Coyote Pond will have a head gate to bring water into the pond and a spill way for excess water to exit the pond. Also proposed are several locations for a beach, a picnic area on the south end and potential locations for several docks. The pond will be dredged to 14 feet in some areas, which will allow for overwintering of fish but will leave a large amount of silt that could potentially be sold.
 - b. MOU Update - The BSCC and Crail Creek MOU's are still in process. The final WSD MOU has been approved, which allows Karl to proceed with the DNRC application. The Silverbow and Boyne MOU has also been approved.
 - c. Grants Update - Suzan will be starting the grant applications necessary to obtain funding to complete the ponds and stock them for community recreational fishing.
 - d. Chapel Interests - The Chapel personnel are concerned about the ponds encroaching on chapel property and were told by Suzan that will not be the case. Suzan is arranging a meeting to clarify.
 - e. Preliminary Design for Ponds Project - Mike presented preliminary design plans for both ponds and the West Fork. Motion made by Kevin to approve the preliminary design plans to allow Karl to proceed with the DNRC application and Suzan to begin the preparations for the grant applications, seconded by Sharon Douglas. Motion unanimously carried.

*****Kevin Frederick signed off the phone at 9:28 A.M. *****

- f. DNRC Application Update - Per Karl, he will use the preliminary drawings for the water rights change application. Karl will have a draft to the Ponds Committee next week. He stated the application will need to be approved by the Water and Sewer Board before it can be sent to DNRC.
- g. To Date Ponds Expense Report - The pond expenses were presented to the Board, no concerns were expressed.

*****Karl Uhlig signed off the phone at 10:30 A.M. *****

*****Barb Rooney signed off the phone at 10:30 A.M. *****

*****Mike and Jeff exited the meeting at 10:32 A.M. *****

- ii. Annual Meeting Wrap Up – Many Members completed the survey with positive comments about the recent changes with this year’s event and will give the BSOA ideas to take into consideration for the next Annual Meeting.

B. New Business

- i. 2016 Officer and Committee Assignments -
 - a. Executive Committee - Motion made by John Loomis to accept the same officers for the Executive Committee as last year: John Loomis – Chairman; Steve Barrett – Vice Chairman; Kevin Frederick – Treasurer; Sharon Douglas – Secretary; and Grant Hilton; seconded by Kent Volosin. Motion unanimously carried.
 - b. Financial and Audit Committee - Motion made by Sharon Douglas to accept Kevin Frederick – Chairman; with Eric Ossorio; Barb Rooney; Gail Young and Kent Volosin on the Finance and Audit Committee; seconded by Gail Young. Motion unanimously carried.
 - c. Legal Committee - Motion made by Sharon Douglas to accept Kevin Frederick; Steve Barrett and John Loomis for the Legal Committee; seconded by Eric Ossorio. Motion unanimously carried.

*****Kent Volosin signed off the phone at 10:41 A.M. and gave Chair, John Loomis his proxy vote for the remaining appointees *****

- d. Nominating Committee - Motion made by Eric Ossorio to accept Eric Ossorio – Chairman; with Barb Rooney on the Committee and Rumsey Young and Mitch Furr as member representatives to the Nominating Committee; seconded by Sharon Douglas. Motion unanimously carried.
- e. BSAC – Motion made by Eric Ossorio to accept Sharon Douglas and Grant Hilton as the Board representatives to the BSAC, seconded by Gail Young. Motion unanimously carried.
- f. BSCC – Motion made by John Loomis to accept Barb Rooney as the BSCC Board representative; seconded by Sharon Douglas. Motion unanimously carried.

- ii. Support Letters to PSC – Competitive Garbage Service in Big Sky – Lance Johnson from L & L Site Services made a presentation to the Board looking for support from the Big Sky Community to allow for competition in hauling garbage for the area. Per John Loomis, he felt that competition would be good for the community. The Board asked Lance questions about bear proof cans and if he would be offering that type of can to our members. Lance stated that he would only offer bear proof cans and would have two sizes of cans for members to choose from. Motion made by John Loomis to write a letter to support competition for garbage hauling in Big Sky; seconded by Eric Ossorio. Due to lack of quorum, motion did not pass.

***** Anne Marie Mistretta exited the meeting at 11:35 A.M. *****

***** Lance Johnson exited the meeting at 11:35 A.M. *****

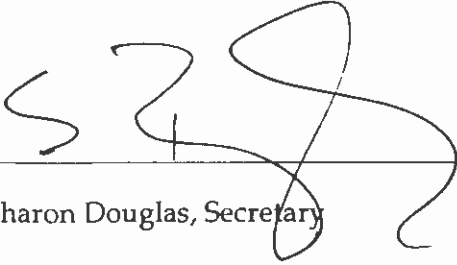
7. **Committee Reports**

- A. Executive - None.
- B. Legal - Cascade Ridge Development discussion.
- C. Nominations - None.
- D. BSCC - None.
- E. BSAC - None.

8. **Other - None**

9. **Adjourn - Meeting adjourned by John Loomis at 12:40 P.M.**

The next BSOA meeting will be November 20, 2015 at 9:00 A.M.

A handwritten signature in black ink, appearing to read 'S. Douglas', is written over a horizontal line. The signature is stylized and cursive.

Sharon Douglas, Secretary