



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes January 20, 2017

Big Sky Owners Association Board of Directors met January 20, 2017 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Barb Rooney, Gary Walton, Gail Young, Eric Ossorio and Kevin Frederick. On the phone was Sharon Douglas. Unable to attend were Kent Volosin and Grant Hilton. Suzan Scott, Casey Drayton and Lori Wetzel represented staff. Annette Hill, a partner with Anderson Zurmuehlen was on the phone to review the audit results with the Board Members. Other guests included Brian Wheeler, Ciara Wolfe, Trever McSpadden and Ron Edwards, general manager for the Big Sky Water and Sewer district.

1. **Membership Forum:** None

2. **Call to Order:** John Loomis called the meeting to order at 9:05 AM.

3. **Minutes:** Motion made by Kevin Frederick to approve the December 02, 2016 minutes; seconded by Gary Walton. Motion unanimously carried.

4. **Finance and Audit Committee**

A. FY 2016 Audit and 990 - Treasurer Kevin Frederick asked Annette Hill from Anderson Zurmuehlen to present the FY 2016 financial statements and the 990 tax return to the Board. Annette pointed out that the BSOA had a clean audit with no concerns to mention. She asked the Board if they would like to have until January 31, 2017 to look over the 990 and let staff know if they have any questions. Kevin stated the Finance Committee's recommendation is to approve the audited financial statements and tax return. Motion made by John Loomis to approve the audited financial statements and review the 990 until the end of January, and if no concerns, approve the 990 also; seconded by Eric Ossorio. Motion unanimously carried.

*****Annette Hill signed off the phone at 9:15 A.M. *****

B. November and December Financials - Kevin presented the November and December financial statements stating that as of December the BSOA is 25% through the year. Kevin also pointed out that funds have been moved into the CETERA account for FDIC coverage. The Board acknowledged that the financial statements were presented to them by Kevin with no objections raised for the information provided.

C. Receivables/Assessment Correspondence - Per Kevin, receivables have the same few delinquent members as last month.

D. Lien Requests – None

E. Collection Request – None

F. New Members List – The monthly list of new members was provided to the Board for review.

5. December Staff Report

Presenting the December staff report, Suzan Scott asked the Board to review the staff reports and contact her if they have any questions.

6. Chairman's Report

A. Old Business

- i. Little Coyote Bridge Subcommittee Report – Kevin Frederick provided a recap to the Board regarding the Little Coyote Bridge.
 - a. Bridge Group Meeting: Update – The bridge sub-committee is proposing that the BSOA join forces with the BSCO and the Water Sewer district to combine the bridge, pond, tunnel and trail projects together into one project. After reviewing all the scenarios all parties agreed that, from a safety standpoint and the disruption to the community, it would be best to collaborate together to complete all projects at the same time. Per Trever McSpadden it makes perfect sense to tie all the projects together to save money long term and gain efficiencies by not duplicating efforts. It was discussed to have a charter developed by an attorney for an ad-hoc committee to insure an accurate project timeline and the possible hiring of a manager to complete all the necessary steps involved to complete the project including permits. Ciara stated that the BSCO Board voted to approve the collaboration on 1/19/2017. Motion made by Barb Rooney to continue to move forward on the collaborative effort with the BSOA, the BSCO and the Water and Sewer district to combine the pond, bridge, trail and tunnel projects together into one; seconded by Sharon Douglas. Motion unanimously carried.
 - b. Budgets/Expenses/Funding – Funding is a major concern for the projects but everyone felt moving back the start date to October 2018 will allow more time to secure grant funding and discuss with the Resort Tax Board that additional funding may be necessary to complete the entire project as a whole. Ciara would like to exhaust all possible funding sources outside of our community so we have an accurate figure for available funding before going to the Resort Tax Board.
 - c. BSOA Additional Funding – No discussion and no funding was requested.
 - d. To Date Bridge Expense Report – The bridge expense report was provided to the Board in the packet.
- ii. BSOA Ponds Subcommittee Report – Kevin Frederick presented the pond update to the Board.
 - a. DNRC Application Update – Kevin stated the DNRC application will be delayed because the Water and Sewer has changed the application. A more reasonable start date will be October 2018.
 - b. Permitting Update – The pond project is on hold until the DNRC application is approved.
 - c. To-Date Ponds Expense Report – Kevin gave the Board the most recent pond expense worksheet.

*****Brian, Ciara, Ron and Trever exited the meeting at 9:50 A.M.*****

- iii. Board Retreat, Nominating Procedures Update –The nominating committee has scheduled a meeting for February 22, 2017 and they invited the entire Board to the meeting. They will be working through the concepts for application review and the necessary qualifications for applicants. Procedures will also be discussed at the meeting.
- iv. Christmas Stroll; Wrap-Up - The Christmas stroll was a huge success with many people roasting marshmallows over the fire pit and indulging in the tasty food that the BOSA provided. Staff held the event outside this year because the weather cooperated and, as a result, they were able to participate in the stroll, listen to the carolers and watch as Santa arrived.

B. New Business

- i. Parking – Parking in road right of ways has become a major issue for a lot of BSOA members. It not only is a hazard for others driving on the road and snow plow equipment, but it is not safe for pedestrians to walk around the parked cars. The legal committee agreed that the BSOA should move forward with a policy to regulate parking in the road right of way and also dealing with abandoned cars. The BSOA local attorney was contacted to help create the policy which will allow the BSOA to tow cars who are parked in areas which are prohibited. Eric expressed a concern that we need to come up with alternative parking arrangements for the community if towing cars is going to be enforced. Members received a mailing asking them to give the BSOA their opinion about the proposed parking regulations.

7. Committee Reports

- A. Executive – Staff Overtime
- B. Legal – Jennifer Farve has opened her own attorney office, Farve & Brown attorneys, and the Legal Committee has agreed to retain Jennifer as our in house attorney. Parking in road right of ways was discussed and is moving forward.
- C. Nominations – Per Eric, there was nothing further to report.
- D. BSCO – Barb Rooney reported that the BSCO is adding new Board Members and trying to acquire property by the tennis courts. The BSCO has approved the purchase of a new yurt.
- E. BSAC –January was a slow month with parking issues being the center of the discussions. The committee is seeing more difficult lots to build upon and many creative house plans being submitted to fit on those lots.

8. Other

- 9. **Adjourn:** Meeting adjourned by John Loomis at 10:38 A.M.

The next BSOA meeting will be February 17, 2017 at 9:00 A.M.

Eric Ossorio, Secretary