



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes December 5, 2014

Big Sky Owners Association Board of Directors met December 5, 2014 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton, Eric Ossorio, Barb Rooney and Gail Young. Kent Volosin, Steve Barrett, Kevin Frederick and Sharon Douglas were on the phone. Suzan Scott and Lori Wetzel represented staff.

1. **Membership Forum:** none
2. **Call to Order:** John Loomis called the meeting to order at 9:10 AM.
3. **Minutes:** Motion made by Grant Hilton to approve the October 17, 2014 minutes; seconded by Gail Young. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. Year End Financials, September 30, 2014 - The final September 30, 2014 financial statements were presented to the Board and discussed.
 - B. October 2014 Financials - Kevin Frederick presented the October financial statements and noted that the various reserve transfers for 2014-2015 were made in November, along with funds being transferred to the CDAR account. The purchase of the QuickBooks upgrade was also noted. Motion made by Steve Barrett to accept the unaudited October 2014 financial statements; seconded by Barb Rooney. Motion unanimously carried.
 - C. Receivables/Assessment Correspondence - The Board reviewed the delinquent member list discussing the status of members 06205, 01215, 04339, 02010, 32210 and 07607. The Board recommended that a collection letter be sent to each member asking for a payment arrangement to be made or their account would be assigned to our collection agency.
 - D. Lien Requests - none
 - E. CDAR Acct ending in 2409 - The bank statement for the CDAR account was presented to the Board showing the reserve transfer for 2014-2015 was complete.
 - F. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**
 - A. Suzan Scott shared with the Board the status of the audit; the field work has been completed and the audited financial statements, along with the 990, will be available before the end of December. Also discussed was membership concerns over the increase in fees related to the Kodiak bear cans. Suzan assured the Board that the staff is working with our members, answering questions and resolving any issues arising from the implementation of the Bear Smart trash containers. Grant Hilton asked the Board for a support letter for the TEDD

proposal. Motion made by Steve Barrett to send a qualified letter of support to the TEDD Board of Directors, seconded by Barb Rooney. Motion unanimously carried.

6. Chairman's Report

A. Old Business

i. Nominating Committee Charter

1. Nominating Procedure Memo - As presented in the memo, the Board discussed the selection process for Board and committee member positions after the yearly election. Two options were presented: 1) The full Board fills open positions at the Board Meeting following elections, 2) As stated in the Nominating Committee Charter, the Nominating Committee makes recommendations to the Board on a slate of officers, committee selections, and committee chairs. Motion made by Steve Barrett to go with option 1, to have the full Board decide which Directors fill the open Board and Committee positions, seconded by Sharon Douglas. Motion carried with one opposing vote from Grant Hilton.
2. Charter Revisions - Given the above direction on the selection process, staff was asked to make the necessary revisions to the Nominating Committee Charter and present a revised Charter to Board next month after the Legal Committee reviews the Nominating Committee Charter.

ii. Strategic Plan 2015 -

1. Project Proposals Detailed - Kent Volosin, the strategic planning subcommittee chairman, proposed that quarterly updates are provided on all projects currently in progress. At this time, all the 2014-2015 projects are in place and the budget is set for the year. It was stated that for future projects, revenues will determine what the BSOA will be able to pursue. The Board feels the BSOA should be a source of information for our members by monitoring public policy and sharing this information with our members.
2. Membership Questionnaire - After reviewing the questionnaire presented, the Board supports distributing the questionnaire to our members to assist the BSOA in understanding issues that are important to our members. Being that Directors would like additional input, Suzan suggested a sub-committee be formed. Barb Rooney and Eric Ossorio volunteered to be on the committee to field input. A new draft of the questionnaire will then be presented to the Board via email.

***** Kent Volosin signed off the phone at 10:45 AM*****

B. New Business

- i. Assessment Proposal - Bob Torter - BSOA member, Bob Torter, has submitted to the Board a proposal to restructure assessments. After looking over the proposal, the Board agreed that before there is further discussion, our attorney should review the BSOA Bylaws as it relates to the proposal. This matter will be tabled until the Legal review is complete.
- ii. Center Lane Condo Annual Meeting Update - Per Suzan the information pertaining to the Center Lane Condo Annual Meeting was provided to each Board Member.

7. **Committee Reports**

- A. Executive - Among other housekeeping issues, the Executive Committee expanded the options available for employee's use of the Health and Wellness benefit.
- B. Legal - The Legal Committee dealt with all necessary issues as listed on the agenda.
- C. Nominations - None
- D. BSCC - The BSCC is busy preparing for a 2-day retreat and is working on the location of the trail to the park.
- E. BSAC - The BSAC is reviewing new complaints from members regarding noise and nuisance issues from the Black Bear Bar and Grill. Per John Loomis, the BSAC will need to decide what the next step should be and take the appropriate course of action.

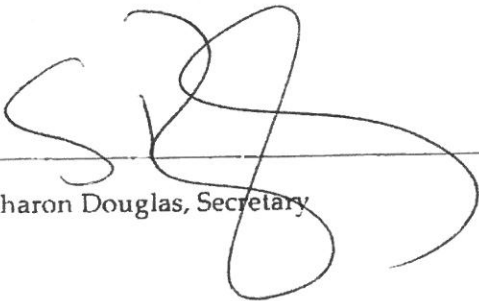
***** Barb Rooney exited the meeting at 11:05 AM*****

8. **Other**

- A. The BSOA will host Business After Hours on February 19, 2015 at 5:30 P M.
- B. The BSOA will participate in the Christmas Stroll on December 12th from 5:30 to 7:30 P.M.
- C. Per Suzan, Nicole Henhoeffler has decided to pursue other employment and her last day with the BSOA will be December 16, 2014.

9. **Adjourn** - Meeting adjourned by John Loomis at 11:10 A.M.

The next BSOA meeting will be January 16, 2015 at 9:00A.M.



Sharon Douglas, Secretary