



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes February 17, 2017

Big Sky Owners Association Board of Directors met February 17, 2017 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Gary Walton, Eric Ossorio, Barb Rooney, Sharon Douglas, Gail Young and Grant Hilton. On the phone was Kevin Frederick. Suzan Scott represented staff. Guests included Brian Wheeler.

1. **Membership Forum:** BSOA Member Brian Wheeler mentioned his support for the draft Parking Resolution on the agenda to be discussed later in the meeting. He felt that it was a safety issue that needs to be addressed, that a cooperative approach was needed and the draft resolution was a great first step in resolving this compliance issue. Brian also thanked the BSOA for getting the draft resolution together the last 2 weeks.
2. **Call to Order:** John Loomis called the meeting to order at 9:11 AM.
3. **Minutes:** Motion made by Gail Young to approve the January 20, 2017 Board meeting minutes; seconded by Eric Ossorio. Motion unanimously carried.
4. **Executive Session:** It was requested by the Chair, John Loomis that the Board go into Executive Session at 9:24 AM. Without disclosure, Suzan Scott was asked to leave the office until further notice.

\*\*\*\*\*Kevin Frederick exited the meeting immediately after the Executive Session adjourned. Suzan Scott rejoined the meeting shortly thereafter.\*\*\*\*\*

#### 5. Finance and Audit Committee

- A. **January Financials** - With Kevin Frederick having left the meeting, Suzan Scott presented the January financial statements stating that as of the January reports, the BSOA is 33% through the year, noted that all looked in order, collections for the fiscal year were at 99.79% which is excellent and review fees, currently at 41%, should start picking up with projects slowly coming through in preparation of the building season. With no further questions from Directors, Suzan lead the Board through the remaining reports. The Board then acknowledged that the financial statements were presented to them by Suzan with no objections raised for the information provided.
- B. **Receivables/Assessment Correspondence** - Going over the Receivables, Directors asked to receive an update on Acct. #06306 at the next Board meeting.
- C. **Lien Requests** - None
- D. **Collection Request** - None
- E. **New Members List** -The monthly list of new members was provided to the Board for review.

#### 6. December Staff Report

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Presenting the January staff report, Suzan Scott gave updates for the following staff projects, that included the Ponds and Bridge Project as one collaborative community effort between BSOA, BSCO, WSD, and the Resort Tax. Grant suggested that a funding plan be included in the new timelines given. Suzan also mentioned the recently proposed staff restructuring would be under budget of previous staff expenses and that it is anticipated that the staff healthcare plan will increase only slightly (4%), which is fortunate given other insurance companies are demanding increases of 31% - 35%. There being no further questions or issues from Directors, the staff report was completed.

## **7. Chairman's Report**

### **A. Old Business**

- i. Little Coyote Bridge Subcommittee Report – Suzan Scott provided a recap to the Board regarding the Little Coyote Bridge project.
  - a. Bridge Group Meeting: The Group previously decided to move forward with a bridge replacement and felt comfortable with the reasons to cover the cost of the delta (\$500,000-\$550,000) between the proposed pedestrian bridge and a bridge replacement. Since that time both the BSCO and BSOA Boards have voiced their support for the bridge replacement and to combine their efforts on all projects including the Bridge, Ponds/Fisheries, Tunnel and Trails. 2018 construction is anticipated but contingent upon the amendment to the DNRC application. In the meantime, fundraising and grant writing will be a priority as well as drafting an Ad Hoc Committee Charter that will provide the Committee authority to oversee the combined projects.
  - b. Bridge Project Expenses: Although action will be halted on any additional work completed by Morrison Maierle, Kevin and Suzan continue to monitor any expenses incurred from the Bridge Project as indicated on the enclosed bridge expense report, which Suzan presented to the Board.
- ii. BSOA Ponds Subcommittee Report – Suzan Scott presented the pond update to the Board.
  - a. The recent WSD request to amend the application to include all the District's water rights has extended the DNRC process, along with the public comment period. The BSOA Ponds Subcommittee therefore halted any further action on the Army Corps of Engineer permit so no further expenses should be incurred. In consideration of the recent decision of BSCO and the BSOA to combine their projects into one large project (bridge, ponds, tunnel & trails), a timeline was developed accordingly:
  - b. To-Date Ponds Expense Report – Suzan presented the Board with the most recent pond expense worksheet.

### **B. New Business**

- i. Parking Restrictions Resolution – Parking in road right of ways has become a major issue for 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 on the roads around the parked cars. After submitting the issue to the Legal Committee, the Committee agreed to move forward with a draft policy that would regulate parking in the road right of way and also deal with abandoned cars. The BSOA's attorney was then contacted to help create the policy that will allow the BSOA enforcement authority to tow cars who are parked in prohibited areas. After further review of the draft

resolution the Board supported to move forward with the proposed new policy. A motion was made by Grant Hilton to approve the draft resolution as is but to create a cover letter to send along with the draft resolution to Chairs/Presidents of all the sub-associations within BSOA jurisdiction with the request for their input. Also, it was noted that the letter and resolution also be sent to the Big Sky Fire Chief and Sheriff, as well as our snowplow contract for their input. In 3 weeks' time, if significant comments are sent in, the Board must meet for final approval of these edits. If minimal comments are sent in, then the Board should vote by email to approve the resolution. The motion was seconded by Sharon and passed unanimously. It was also noted that the BSOA notify members through a Newsletter article and on our website that enforcement of road-side parking will begin the first of the following month.

- ii. Pie Auction Donation – After discussions regarding the Pie Auction request, noting that funds raised would go toward after-school programs, kids ski programs, art, music and class trips, Grant Hilton made a motion that the BSOA donate two LMR Season Passes for the 2018 season toward this community fundraiser. John Loomis seconded the motion, which unanimously passed.

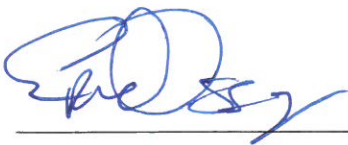
#### 8. Committee Reports

- A. Executive – Suzan gave a quick update regarding the new staff hires and the recommended staff restructuring that was sent out to the Board earlier.
- B. Legal – There was nothing further to report.
- C. Nominations – Per Eric, there was nothing further to report.
- D. BSCO – There was nothing to report given BSCO Board meetings are now quarterly.
- E. BSAC – Gary Walton reported that projects are starting to slow down this past month, had a no show applicant the meeting before but addressed the project at the latest meeting. The Annual BSAC Retreat was held at the end of January, which was well organized as a whole and the Committee appreciated Casey's new report format as it is much easier to read.

9. **Other** - A request was made by Grant Hilton for staff to print page numbers on each page of the Board packet.

10. **Adjourn:** Meeting adjourned by John Loomis at 11:45 AM

The next BSOA Board meeting is scheduled for March 17, 2017 at 9:00 AM at the BSOA Office.



Eric Ossorio, Secretary