



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes February 20, 2015

Big Sky Owners Association Board of Directors met February 20, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton and Eric Ossorio. Barb Rooney, Steve Barrett, Kevin Frederick and Sharon Douglas were on the phone. Unable to attend were Gail Young and Kent Volosin. Suzan Scott and Lori Wetzel represented staff.

1. **Membership Forum:** none
2. **Call to Order:** John Loomis called the meeting to order at 9:04 AM.
3. **Minutes:** Motion made by Sharon Douglas to approve the January 16, 2015 minutes; seconded by Eric Ossorio. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. **January 2015 Financials** - Kevin Frederick presented the January 2015 financial statements and he found nothing of concern. Kevin stated the Lone Mountain Ranch ski pass income is comparable to last year's income. Motion made by Steve Barrett to accept the unaudited January 2015 financial statements; seconded by Sharon Douglas. Motion unanimously carried.
 - B. **Receivables/Assessment Correspondence** - The Board discussed member account 00731 which was sold last year resulting in unpaid dues owing on the property. The Board agreed to write off the dues allocated to the previous owner because the property was in foreclosure at the time of sale.
 - C. **Lien Requests** - The Board authorized staff to place a lien on account 00759 and start the lien process with account 20205.
 - D. **New Members** -The monthly list of new members was provided to the Board for review.
5. **Staff Report**

Suzan Scott gave an update of the February Big Sky Water and Sewer meeting stating that all notifications to downstream users have been completed with no objections to date. The next step regarding water rights would be the proposed severing off of BSWSD rights for evaporative purposes, which will take at least a year to complete. Suzan proposed that the BSOA apply for a Fish, Wildlife and Parks' Community Pond Grant to supplement BSOA funds to restore the Little Coyote pond. The Board asked Suzan to make this a priority item due to the benefit for the entire Big Sky Community. Suzan also updated the Board about a possible relocation of the community recycling bins. It was suggested by Grant Hilton that the BSOA take an active part in procuring a new site for the recycle bins and if that is not feasible, a possible negotiation with Republic Services for curb side bins at properties within

BSOA. Eric Ossorio asked about the TEDD support letter and if it had been mailed. Suzan stated the letter had been sent.

6. **Chairman's Report**

A. Old Business

- i. **Nominating Committee Charter Revisions** – Staff made additional revisions to the Nominating Committee Charter, along with Gail Young's recommendations at the previous Board meeting. The revised Charter has since been sent to the Legal Committee for review, who recommends Board approval and feels the document is complete and is now consistent with the language found in the BSOA Bylaws. Motion made by Sharon Douglas to approve the final revision of the Nominating Committee Charter, seconded by Grant Hilton. Motion unanimously carried.
- ii. **Strategic Plan 2015 - Membership Input** – Staff tabulated and presented the results of the membership survey to the Board, who would like them furthered to the Strategic Planning Sub-committee. The sub-committee is asked to prioritize the projects and make a recommendation to the Board for project approval for the 5-year Strategic Plan. The sub-committee will also decide how to best present the survey results to the members.
- iii. **Restructure Assessments - Update** – Suzan and John Loomis are going to arrange a meeting with Mr. Bob Torter to discuss the results of the assessment proposal that was presented to the Board at the December 2014 meeting.
- iv. **Community Living Manual** – The Board thanked Kent for working so closely with staff to present a draft of the community living manual. A few ideas were presented to enhance the manual. Eric would like a section inserted that pertains to pets and the responsibility of each owner to pick up after their animals. It was suggested that staff pursue the possibility of adding additional dog waste stations throughout the meadow. Also, Grant suggested to add the BSOA dues structure into the manual, which would include a high level breakdown of spending, but to not duplicate what is in the New Member packets. Another major topic of concern was community recycling. After a decision is made on the various options to address recycling in Big Sky, the Board would like the section regarding recycling to be revised. Barb also asked that information about the Warren Miller Performing Arts Center be added to the manual. Per John Loomis, the completion of the community living manual is a high priority item for staff.

B. New Business

- i. **CDAR's/New Office Server/Computers** – The warranty on the existing server expires in April and therefore a proposal to purchase a new server was presented to the Board, along with a suggestion that funds be taken out of the IT reserve. Grant asked that staff solicit at least one more bid on the equipment pricing before making the purchase to be sure the pricing is competitive. Motion made by Grant Hilton to transfer \$7,262 from the restricted CDAR account when it renews on April 3, 2015 with the condition that a second bid is received for the equipment costs, seconded by Eric Ossorio. Motion unanimously carried.
- ii. **Cease and Desist** – The BSAC requests the Board consider a Cease and Desist policy that gives the BSAC authority to act if a compliance violation arises. This request was previously run by the Legal Committee, who gave their support for

- the proposed policy. The Board asked that outside counsel create the document, which will then go to the Legal Committee for review before Board for approval.
- iii. Enforcement Resolution - Revised language was presented to the Board that changes the required "super-majority quorum" to a "simple majority quorum". Motion made by Sharon Douglas to approve the change in the BSOA enforcement procedure from a "super-majority quorum" to a "simple majority quorum" seconded by Steve Barrett. Motion unanimously carried.
 - iv. Reschedule March Meeting to the 13th - The Board decided to leave the next Board meeting scheduled for March 20, 2015 because the majority of the Board members arrange their calendars around the set yearly schedule.

7. Committee Reports

A. Executive - None

***** Sharon Douglas exited the meeting at 10:30 AM*****

B. Legal - The Legal Committee met on February 18, 2015. All discussion points at the meeting were covered on the agenda this month.

C. Nominations - None

D. BSCC - The BSCC will hold their annual meeting Monday, February 23rd and will be electing a new Board member. They are also working on revising their Bylaws, finding a director for Camp Big Sky and deciding on summer projects.

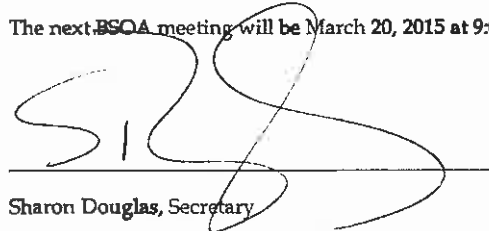
E. BSAC - The BSAC is working on enforcement issues and dealing with member compliance issues.

8. Other

A. None

9. Adjourn - Meeting adjourned by John Loomis at 10:37 A.M.

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



Sharon Douglas, Secretary