



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes February 19, 2016

Big Sky Owners Association Board of Directors met February 19, 2016 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton, Gail Young and Barb Rooney. On the phone was Steve Barrett and Kevin Frederick. Unable to attend was Kent Volosin, Eric Ossorio and Sharon Douglas. Suzan Scott, Casey Drayton and Lori Wetzel represented staff.

1. **Membership Forum:** None
2. **Call to Order:** John Loomis called the meeting to order at 9:05 AM.
3. **Minutes:** Motion made by Gail Young to approve the January 15, 2016 minutes; seconded by Barb Rooney. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. January Financials - Treasurer Kevin Frederick presented the January 2016 financial statements pointing out that office expenses are over budget because the new computers have been paid at 100% and property taxes are paid twice a year. Kevin stated that he tied out the bank balances on the statement of condition to the January 2016 ending statement balances and found no discrepancies. Kevin asked Lori to send him a copy of the vendor detail for January. Motion made to approve the January 2016 financial statements as presented by Kevin. Motion unanimously carried.
 - B. Receivables/ Assessment Correspondence - Per Kevin, the receivables are in great shape and he had nothing to discuss at this time.
 - 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.
5. **Staff Report**

Presenting the January Staff Report, Suzan Scott asked if there were any questions about the staff report as submitted in the Board packet. No concerns or issues were expressed. Suzan encouraged the Board to talk with the members of the Resort Tax Board to stress the importance of securing additional funding to complete the ponds project.

6. Chairman's Report

A. Old Business

- i. Strategic Planning Committee - Director, Gail Young and Casey Drayton presented information to the Board regarding a noxious weed consortium.
 - a. Weed Consortium Letter - A copy of the weed consortium letter was presented to Board by Casey Drayton. The Board felt it would be beneficial to add a sentence to the letter stating that homeowners have a legal requirement to control the noxious weeds on their property. It was also suggested that members are made aware of the greater potential discount if more members agree to be part of the consortium. Motion made by Barb Rooney to approve the weed consortium letter as discussed, authorizing staff to send the letter to members once the changes have been made; seconded by Grant Hilton. Motion unanimously carried.
- ii. BSOA Ponds Subcommittee Report - Kevin Frederick presented the ponds project update to the Board.
 - a. DNRC Application Update - Kevin stated that we are in a holding pattern and will not spend any additional money on the ponds project until the DNRC application is completed in mid-May.
 - b. Grants Update - An updated grants summary was presented and reviewed. Suzan continues to prepare two additional grant funding applications to assist with the ponds project expenses. The Board confirmed their belief that the ponds project will be a benefit to the entire community and an application to the Resort Tax Board for additional funding is appropriate.
 - c. Trails and Bridge Update - A possible easement is in the works to provide public access to the Silverbow Pond. Details are being worked out with Boyne representatives. Grant felt the easements should be finalized before the deadline for the Resort Tax application.
 - d. Project Budget, Timelines/Costs Matrix - RESPEC provided an updated construction cost estimate including proposed expenses to complete trails and amenities for both ponds.
 - e. To-Date Ponds Expense Report - The to-date pond expense spreadsheet was presented to the Board, along with revised construction cost estimates and a timeline matrix with corresponding costs looking into the future.

B. New Business

- i. Little Coyote Bridge Subcommittee -
 - a. Create BSOA Bridge Subcommittee - Motion made by Barb Rooney to create a BSOA bridge subcommittee consisting of the following four members: Trever McSpadden, Kevin Frederick, Suzan Scott and Casey Drayton; seconded by Gail Young. Motion unanimously carried.
 - b. Little Coyote Bridge MOU w/BSCC - The Little Coyote Bridge MOU with BSCC was presented to the Board. The MOU has previously been reviewed by the BSOA attorney, the Legal Committee and RESPEC. If approved by the BSOA Board, this version of the MOU will then be voted on by the BSCC Board at their next meeting. The MOU addresses requests for proposals from engineering companies for different bridge designs, methods of construction and bridge sizes. Grant would like the wording in

section #2 to be changed to "BSOA and BSCC agree to share *equally* the costs of the Project design alternatives engineer". Motion made by Grant Hilton to accept the MOU as written except for the change to paragraph 2; seconded by Barb Rooney. Motion unanimously carried.

- c. Little Coyote Bridge RFP - The RFP has been reviewed by the BSOA attorney, the Legal Committee and is currently waiting on the BSCC Board for approval. In section #4 of the RFP, Grant suggested several changes to the selection criteria. With this MOU, Kevin estimated the BSOA would be at risk for about \$5,000 which would be their portion of costs the engineering firm would charge to complete the RFP. After the RFP is approved by the BSCC Board, Kevin would like Suzan to send out the RFP for bids.
- ii. BSOA Snowplow Contracts - RFP - With Eric Ossorio's local knowledge of snowplowing, several road changes were suggested to the Gallatin County snow plow contract and implemented into the snow plow RFP's for the contract period of 2016-2021. These proposed changes could provide a cost savings by consolidating the snowplowing efforts for small sections of two outlying roads and contracting with a smaller snow plow subcontractor. The remaining roads in Gallatin County would be bid together as one contract. No major changes are foreseen to the Madison County snow plow contract. Motion made by Grant Hilton to approve the snow plow RFP's as presented; seconded by Barb Rooney. Motion unanimously carried.

7. Committee Reports

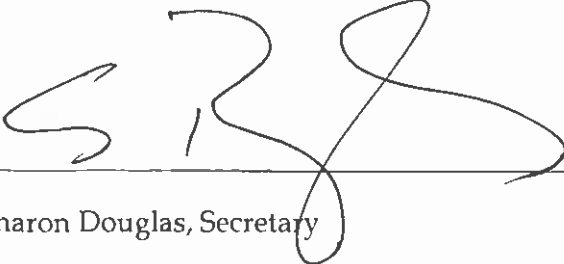
- A. Executive - The renewal of the health insurance contract was approved by the Executive Committee. The renewal price was 9% higher than last year and over the 5% budgeted increase. On the other hand, the worker's compensation premiums were lowered due to a category reclassification of the architectural review position so these savings offset the increase in healthcare premiums.
- B. Legal - The Little Coyote Bridge MOU and the Bridge RFP were both reviewed by the Legal Committee. Also, a final determination regarding leased commercial property and BSOA dues was made by the Committee. It was determined that the Board removed the lease category a few years back.
- C. Nominations - None.
- D. BSCC - Per Barb Rooney, much is happening at the BSCC. They have a new Board Member and are still looking for one more Board Member to make 11 members. The BSCC is thinking of changing their name to better define their involvement in the community. They also have moved their office to Town Center.
- E. BSAC - Per Grant most of the recent issues facing the BSAC have been complaints about street parking of cars and trailers that block road access. A long standing issue regarding the length of a building project has been resolved. The BSAC will host their annual retreat in February to address issues that must be completed before the summer building projects begin.

8. Other

- i. The Historic Crail Ranch acknowledged the BSOA on a plaque for the capital contribution made in October 2014.

9. **Adjourn:** Meeting adjourned by John Loomis at 11:09 A.M.

The next BSOA meeting will be March 18, 2016 at 9:00 A.M.



Sharon Douglas, Secretary