



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes January 15, 2016

Big Sky Owners Association Board of Directors met January 15, 2016 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Eric Ossorio, Gail Young and Grant Hilton. On the phone was Sharon Douglas, Kent Volosin and Kevin Frederick. Unable to attend was Barb Rooney and Steve Barrett. Suzan Scott and Lori Wetzel represented staff. Linsay Carlson from our auditors, Anderson ZurMuehlen, was on the phone and Anne Marie Mistretta, member, spoke during membership forum.

1. **Membership Forum:** Anne Marie Mistretta voiced to the Board the need for a public information committee in Big Sky that can pass along information on community happenings, events, concerns, discussions and projects. This would help to coordinate undertakings and avoid duplication of efforts by different entities in our community. Her second point to the Board was the mention of a 501c3 called the Friends of Big Sky Education which has been formed for the purpose of giving scholarship funds to students who are enrolled in the Big Sky School System.

Director Eric Ossorio mentioned the need to update the data bases that delivery companies use to deliver parcels to individual residences. He stated that Big Sky's physical addresses do not appear in data bases because most Big Sky residents use a PO Box for their mail delivery.

2. **Call to Order:** John Loomis called the meeting to order at 9:23 AM.
3. **Minutes:** Motion made by Kent Volosin to approve the November 20, 2015 minutes; seconded by Gail Young. Motion unanimously carried.
4. **Finance and Audit Committee**
  - A. 2015 Audit, 990 - Treasurer Kevin Frederick asked Linsay Carlson, of AZ, to present the fiscal year 2015 audited financial statements and the 990 tax filing to the Board. Linsay stated the audit went smooth, with no concerns or issues and asked if there were any questions from the Board. Motion made by Sharon Douglas to accept the audited fiscal year 2015 financial statements and 990 as prepared by AZ and recommended by the Finance Committee; seconded by Kent Volosin. Motion unanimously carried

\*\*\*\*\*Linsay Carlson signed off the phone at 9:28 A.M. \*\*\*\*\*

- B. Annual Financial Summary Letter to Members - The BSOA bylaws require that each year the financial state of the organization is disclosed to members, along with the results of the audit. The financial summary letter was presented to the Board and discussed. Motion made by Kent Volosin to approve the membership letter as it stands; seconded by Sharon Douglas. Motion unanimously carried.
  - C. November and December 2015 Financials - Kevin presented the November and December financial statements stating the property taxes and audit and legal expenses are higher than budgeted. Kevin also pointed out that architectural review fee income is below budget, however, these fees should pick back up once building applications resume. Motion made by John Loomis to accept the unaudited November and December 2015 financial statements; seconded by Gail Young. Motion unanimously carried.
  - D. Receivables/Assessment Correspondence - The accounts receivable balances were reviewed by the Board with no concerns.
  - E. Lien Requests - Lori asked the Board if a lien could be placed on account # 01429 due to non-payment of dues.
  - F. Collection Request - Lori asked the Board if member # 06306 could be sent to collections due to non-payment of dues. Motion made by Grant Hilton to place a lien on account # 01429 and send member # 06306 to collections; seconded by Gail Young. Motion unanimously carried.
  - G. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**  
Presenting the Staff Report, Suzan Scott asked if there were any questions regarding the November and December report as submitted in the Board packet. No concerns or issues were expressed.
6. **Chairman's Report**
- A. **Old Business**
    - i. Christmas Stroll Wrap-Up - The Board felt the Christmas Stroll was a success and would like staff to continue to offer suggestions to enhance future strolls.
    - ii. BSOA Ponds Subcommittee Report - Kevin Frederick presented the pond update to the Board.
      - a. MOU Update - Completed: WSD, Silver Bow, Boyne, Crail Ranch and BSCC.
      - b. Support Letters: The Project has received support letter from Region 3 FWP, Big Sky Chapel and Gallatin River Task Force.
      - c. Trails, Bridge and Parking Update - Al Malinowski, Trever McSpadden, Ciara Wolfe, Kevin Frederick and Suzan held a productive meeting regarding the Ponds Project and the Little Coyote Bridge. Many ideas were presented including replacing Little Coyote Bridge with a new bridge that has a pedestrian walkway. It was noted that a new bridge with a larger span would better accommodate fish passage. A BSOA/BSCC partnership to coordinate the proposed trails around Little Coyote Pond with the Meadow Village Trail to the Park was also discussed. The group came to no immediate decision about the location of the trails, as they felt it was best to rely on guidance from the engineers for safety and accessibility to the park. Later, the group met with Ron Edwards, Big Sky Water and Sewer, who expressed support for the bridge replacement as long as it

doesn't affect the flow of water and sewer through the pipes that will be attached to the new bridge. The Subcommittee recommended that an RFP seeking cost estimates be sent out that would also provide bridge design alternatives with recommendations. The Board was agreeable to that process.

- d. Bridge MOU – As presented in the Board packet, a bridge MOU with BSCC is in progress. The RFP and MOU will be brought back to the Board for approval next month.
- e. Grants Update – Suzan announced that \$30,000 in grant funding has been recommended for the Ponds Project by FWP from their Future Fisheries program. Final confirmation for this funding will be announced in March. Suzan also reported on additional grants that will be pursued, including Resort Tax, to assist with funding for the Ponds Project.
- f. DNRC Application Update – The DNRC application was filed in November and a deficiency determination from DNRC is expected in May.
- g. To Date Ponds Expense Report – The pond expenses were presented to the Board. Grant Hilton suggested staff prepare a complete budget of pond expenses for all phases of the Pond Project and Bridge costs when the RFP has been completed.

#### B. New Business

- i. Strategic Planning Committee – Project Recommendations – The Committee met earlier in the month and Chair, Kent Volosin gave the Board a re-cap of the Committee's recommendations for upcoming projects. Motion made by Grant Hilton to accept the Strategic Planning Committee's recommendations except for the creation of Public Policy Committee and a 501C3, which the Board would like to address further at next month's meeting. Also, the Board would like a more detailed cost estimate for the cleanup of the BSOA open spaces in the Spring when the contractor can better assess the area; seconded by Sharon Douglas. Motion unanimously carried.

\*\*\*\*\*Kent Volosin signed off the phone at 10:40 A.M. \*\*\*\*\*

- ii. Support Letter – Historic Crail Ranch – Motion made by Sharon Douglas to approve the support letter for the Historic Crail Ranch as presented in the Board packet; seconded by John Loomis. Motion unanimously carried.
- iii. Rotary Auction Donation – Motion made by John Loomis to donate 4 Lone Mountain Ranch cross country ski passes for the Rotary Club auction on January 22, 2016; seconded by Eric Ossorio. Motion unanimously carried.

#### 7. Committee Reports

- A. Executive – Year-end bonuses for staff were distributed in December. Grant suggested that the Executive Committee have face-to-face meetings or a telephone conference to discuss issues like bonuses instead of email approvals.
- B. Legal – Cascade Ridge and condominium assessment research was addressed by the Committee.
- C. Nominations – None.
- D. BSCC – As part of the BSOA/BSCC partnership, BSCC is drawing up the initial RFP to receive cost estimates for bridge.

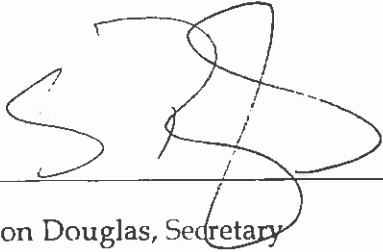
E. BSAC - Per Sharon, an encroachment issue and a change to a paint color was recently addressed. The issues addressed by the BSAC have been minimal due to the winter building season.

8. Other -

- i. BSFD Master Plan Presentation: Jan 21, BSWSD, @ 8:30
- ii. Rotary Club Auction: Jan 22, Bucks T4 @ 6:00 pm

9. Adjourn - Meeting adjourned by John Loomis at 10:58 A.M.

The next BSOA meeting will be February 19, 2016 at 9:00 A.M.

A handwritten signature in black ink, appearing to read 'S. Douglas', is written over a horizontal line. The signature is stylized and somewhat abstract.

Sharon Douglas, Secretary