



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes - Friday, May 20, 2022 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, May 20, 2022 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Vice Chair Clay Lorinsky, and Kenny Holtz. Directors in virtual attendance included: John Stowe, Maggie Good, Eric Ossorio. Staff members in attendance included: Emma Lawler, Suzan Scott, and Kyle Pomerence; Tammy Estensen attended virtually. Emma Lawler recorded minutes.

1. Call to Order: Vice Chair Clay Lorinsky called the meeting to order at 9:05 AM. Eric Ossorio took a moment of appreciation for the dedication and contributions that Gary Walton has made to the BSOA Board and BSAC. Gary recently resigned from his position.
2. Membership Forum: No members in attendance.
3. Meeting Minutes: Maggie Good brought up on page 2 (e) first line, remove the. Word "on." Page 4 iii and other areas need acronyms spelled out. Also on page 4 vi., change language to state, "the BSOA will not allocate funds towards this effort until a complete proposal is submitted to the Board, with a majority of Cascade owners in support. If Cascade brings an acceptable proposal to the BSOA for the subdivision, the BSOA may have administrative costs for legal review." On Page 4, iv. Clay Lorinsky added language to "request a copy of the deed restrictions for RiverView for the affordability portion of the project."

Suzan Scott brought up the possibility of recording the meetings which was discussed several years ago by the Board. Suzan believes it would improve the process of recording minutes and uphold accountability to the Board. Maggie Good would like to know what the Legal Committee thinks. Clay Lorinsky was in favor of meetings being recorded and mentioned that if it is disclosed that the meeting is being recorded, there is no legal issue. Eric Ossorio suggested that portions of the meeting could be recorded. Kenny Holtz requested to table this as an agenda item for the next meeting.

**Motion made by Kenny Holtz to approve the April 20<sup>th</sup>, 2022 Board Meeting Minutes as modified. Seconded by Maggie Good. Motion passed unanimously.**

4. Finance and Audit Committee
  - a. April Financials: The BSOA Finances are in good shape. The IRS waived the penalty and interest fees. The current 990 was submitted. Kyle Pomerence is working on the budget. There is uncertainty about the cash



## BIG SKY OWNERS ASSOCIATION

flow for the ponds project. In the purview of the Executive Committee, the foreclosure on the account with unpaid dues will be moving forward.

- b. Receivables and Assessments: The BSOA has currently collected 99% of membership receivables and assessments for FY 22. The Financial Report was accepted by the Board.

### 6. Chairman's Report

#### A. Old Business

a. Pond Project Update: Kenny Holtz went over the budget breakdown of the ponds project. The total cost of the project is \$1.6 million. There are \$525K of secured funds. Suzan Scott mentioned that there is another \$100K in reserves of unallocated funds to be discussed at a later date. Review questions were received from Resort Tax regarding the Ponds funding application. Eric Ossorio mentioned that there should be transparency for larger donations and naming rights. Naming rights could present an opportunity to fundraise.

b. Resort Tax Application Score Card: The Ponds application scored exceptionally high, making 3<sup>rd</sup> place out of all Resort Tax applications. There is good reason to believe that the funds will be granted towards the project. Resort Tax also asked about the mechanism that will ensure public access to the Little Coyote Pond. The Meadow Village Covenants addresses a recreational easement along the pond that goes from Two Moons to Little Coyote Bridge. The mechanism to ensure public access is there in perpetuity.

- c. GRTF Support Letter: The BSOA has yet to receive a letter of support from Gallatin River Task Force because they ask that the project fully restore the Silverbow pond. The Ponds Subcommittee will engage further with GRTF. Kenny Holtz mentioned that the Silverbow restoration portion of the project could come in a second phase.

- d. Chapel Partnership: The Big Sky Chapel is pursuing funding for

#### B. New Business

### 7. Committee Reports



## **BIG SKY OWNERS ASSOCIATION**

A. Executive Committee – Meetings 03/29/22, 04/14/22:

*i. Staff Working Remote: The BSOA established a remote work process during COVID-19; Maggie Good suggested at a previous Board meeting that all staff return to the office full-time. Kenny Holtz mentioned that having a somewhat flexible schedule is ideal for employees, as long as there are staff in the office during normal business hours to serve the membership. It was also suggested that staff make themselves available for in-person meetings. The Board agreed that this comes down to a personnel policy where hours are described as flexible. Suzan Scott mentioned that the Executive Committee has approved remote work for staff prior to COVID-19 restrictions.*

*iii. Candidate Filing Period Approved: The Board candidate filing period was approved from April 15, 2022 to May 15, 2022.*

B. Legal Committee - Meeting 03/29/22: Kevin Daily requested an executive session at a later date to receive updates on current litigations.

C. Nominating Committee - Meeting 04/06/22: The NC developed an updated filing form.

D. Strategic Planning Subcommittee – Meetings 04/05/22, 04/18/22

E. BSAC – Meetings 03/03/22, 03/17/22, 04/07/22

F. BSOA Advisory Committee – No Meeting

G. BSCO Trails – No meeting

H. Ponds Subcommittee – Meeting 04/05/22

I. Sustainability Subcommittee –

9. Adjourn