

# Big Sky Owners Association June 2018 Newsletter

Your Homeowner Association newsletter with this month's community news.



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**Board of Directors Meetings**  
**Friday, July 20, 9:00 am**  
**August: Annual Meeting**

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**BSAC Meetings**  
**Thursday, July 5, 8:00 am**  
**Thursday, July 19, 8:00 am**

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## BSOA News

### Updated BSOA Bylaws! (second of four articles)

This is the second of four articles regarding the BSOA Board and Bylaws Review Subcommittee's proposed Bylaws amendments. In this article the Board and Subcommittee would like to communicate two additional issues that are primary to what will be voted on by the membership as part of this year's Annual Meeting.

This month, the topics are: 1) Board approval of Capital Expenditures; and 2) Maximum Increase of Assessments.

**Capital Expenditures, Article 3, Section 3.2.2:** The question of capital expenditure restrictions in the Bylaws arose while determining available funds for the upcoming BSOA Ponds and West Fork Restoration project. The current language states that "expenditures of all capital improvement projects in any given fiscal year totaling more than thirty percent (30%) of the Association's average annual operating budget for the preceding three (3) years" must be approved by a membership vote. There is no language in the Bylaws excluding reserves previously approved and funded in prior budgets to cover improvements. As a result, the current language is an impediment to the Board's ability to complete projects in a timely

manner. Therefore, clarification is proposed for requirement #2 in Section 3.2.2. The Board and Subcommittee members believe that the intent of this section of the Bylaws is to act as a check and balance for Association funds and limit large assessment increases by requiring membership approval of “assessment” expenditures in any given year proposed for capital improvements projects. Membership approval, however, *should not be required for expending other sources of funding the Association acquires, i.e. grant awards, Resort Tax allocations, or previously approved reserve funds.* Therefore, to further clarify intent, it is proposed that expenditures “of BSOA assessments” for “each” capital improvement project (less reserves for preceding three years) be approved by a membership vote and all other existing language in this section remain the same. The BSOA Board would like your opinion about clarifying capital expenditure requirements.

**\* Requirement #2: Expenditures of BSOA assessments for each capital improvement project in any given fiscal year totaling more than thirty percent (30%) of the Association’s average annual operating budget, less reserves for the preceding three (3) years.**

Do you FAVOR or OPPOSE the \* above language which clarifies capital expenditure requirements?

Favor

Select

Oppose

Select

**Maximum Increase of Assessments, Article 7, Section 7.5:** Currently, the Bylaws limit the Board’s ability to levy a special assessment to finance any Association action or undertaking, in the aggregate not to exceed five percent of the operating expenses. This calculates to \$50,000 in total. Noting that: 1) in past years, the Board and staff have been extremely mindful to remain efficient and frugal with BSOA spending; 2) the annual assessment of \$370 per year has not increased in 8 years; 3) \$50,000 no longer goes as far as it did 11 years ago and; 4) recognizing that the next Bylaws update most likely won’t be done for another decade, the recommendation was to give a second option to the Board in finding ways to best fund one-time Association actions or activities. Therefore, it is proposed that the following second option be included as a Bylaws amendment: “or twenty percent (20%) of the annual assessment per Unit, Lot or Tract, whichever is greater for that fiscal year”. If approved, the BSOA Board would have authority to levy a special assessment that would not require Membership Approval. However, anything over 20% would need Membership Approval. This calculates to a maximum of \$74 before a vote would be required, based on current annual assessments.

The BSOA Board would like your opinion about providing a second option for the Board to levy a special assessment of up to 20% per membership interest without a vote of the Membership.

**\*\* Do you FAVOR or OPPOSE giving the Board a second option to levy a special assessment of up to 20% per membership interest without Membership approval?**

Do you FAVOR or OPPOSE the \*\* above question?

Favor

Select

Oppose

Select

As mentioned in the first article of this series, the Board would like to express its appreciation for your input on the proposed Bylaws amendments. Because it has been 11 years since the last Bylaws amendments, conducting the business of the BSOA has become more difficult due to several outdated requirements and policies in the existing Bylaws. Therefore, in October 2017, the Board created a Bylaws Review Subcommittee made up of five Directors and three Volunteer BSOA Members. This Subcommittee has worked diligently over the past eight months reviewing, discussing and recommending proposed updates to the Bylaws. In May, the BSOA Board approved the proposed amendments which will be put up for a vote of the BSOA Membership in August 2018, culminating at this year’s BSOA Annual Meeting.

Much work and consideration has gone into the BSOA Bylaws Review and Amendment process this past year. The Board would like to express its appreciation to those contributing Subcommittee members for all their time and effort in making our Association a more efficient and effective organization. Thank you Jack Luechtefeld, Anne Marie Mistretta, Leslie Piercy,



*Annual Meeting & Reception*  
*Friday, August 31, 2018*  
*@ 3:00 pm*  
*Big Sky Resort \* Talus Room*

## 6th Annual Weed Pull & BBQ

**Our 6th Annual Weed Pull was rained out.... so our new date is:**

**Monday, June 25 @ 4:30 - 6:00 with BBQ to follow.**

**Please join us!**

**Bring gloves, sun protection & long sleeves are recommended.**

**RSVP by Friday June 22 so we can feed you 406-209-0905 or [gallatinisa.org](http://gallatinisa.org)**

*Presented by Gallatin Invasive Species Alliance, supported by BSCO, BSOA, Big Sky Resort Tax, GC Weed Control District, Yellowstone Club.*

HELP PULL TOGETHER  
FOR OUR BELOVED  
COMMUNITY PARK  
AND ENJOY A BBQ  
DINNER ON US!

RENDEZVOUS AT THE  
PLAYGROUND.



### **Attention: Real Estate Agents & Brokers!**

Please help the Big Sky Owners Association (BSOA) clean up the street corners in the BSOA's jurisdiction! The BSOA is asking for real estate agents and brokers to remove their real estate signs from locations other than the signs placed on the listed property. The goal is to have the signs removed from corners and road right of ways before winter arrives. Your help is greatly appreciated!



The Big Sky Owners Association Design Regulations state:

**3.14 Signage: Real Estate and Auction- Real estate and auction signs for Single Family Dwellings need not be approved by the BSAC but shall be posted by the Owner Applicant or the Owner Applicant's designated real estate agent on the Property for which the real estate sign is advertising. There is a limit of one (1) real estate sign per Single Family**



***Dwelling which shall not be larger than five (5) square feet in size. Real estate signs must be removed upon closing of the sale or listing expiration.***

The BSOA is granted the authority to enforce the Design Regulations by the Covenants in the subdivisions in the BSOA jurisdiction including but, not limited to, Meadow Village, Cascade, Sweetgrass Hills and Aspen Groves.

Please contact Janet Storey, BSOA Architectural Review & Compliance Coordinator, if you have any questions at (406) 995-4166

***Thank you for your help!***

## Community News

### Tax Board Appropriations

Resort Tax Board held its appropriations meeting at 6:00 pm on Monday, June 18 at WMPAC. With just less than 8.8 million dollars available to give local organizations to support infrastructure, emergency services, programs and public services and tourism development with requests that exceeded that number, the resort tax board dipped into their sinking fund of \$1.3 million, to fund the 26 requests, some fully, some partially funded. Community members were given the opportunity to voice their support for any of the applicants before appropriations were made. Visit [resorttax.com](http://resorttax.com) to see a complete list and budget of the allocations.



### Big Sky Community Housing Action Plan

The Big Sky Community Housing Action Plan was presented Wednesday, June 13 at the Resort Tax Office and again at the Big Sky Chapel. A copy of the written document is available here: <https://thehrdc.org/big-sky-housing-action-plan/>

*Excerpt taken from Big Sky Community Housing Action Plan, as presented by WSW Consulting & Navigate, June 2018:*

The Plan identifies housing goals and a plan of action to address community housing objectives. Strategies to meet objectives have been identified and prioritized; roles and responsibilities have been assigned. A timeline for achieving priority strategies has been established, recognizing that this Plan will have life beyond this timeline and will continue to evolve and meet changing community housing needs over the long term.

The primary goal of the plan is to grow and retain a strong base of residents and employees living in Big Sky by integrating community housing as a priority in Big Sky as it continues to build out. This Plan identifies several community housing strategies that will help Big Sky meet this goal and achieve the following objectives:

- Provide 250 to 300 community housing units within 5 years, through a combination of new development, redevelopment, housing programs and strategies. The Plan will have life beyond 5-years and goals will be updated as dictated by needs;
- Target the range of community housing needs currently not being met by the market. This includes rentals for households earning less than 100% AMI (about \$70,000 per year) and ownership housing for households earning up to 200% AMI (about \$120,000 per year); and
- Provide community housing at a rate that keeps up with job growth in the near term, but strive to increase the provision of community housing as capacity grows.
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*To see the entire document please refer to the link listed above.*

**7<sup>th</sup> Annual Fly Fishing  
Festival 2018  
Thursday - Saturday,  
June 28<sup>th</sup> – 30<sup>th</sup>**

After a watershed year in 2017, the Fly Fishing Festival is back in Big Sky with three action-packed days that celebrate river recreation and conservation. Last year, the festival invested \$33,000 in a healthy Gallatin River for future generations.



The fun will begin with a chance to spin fishing yarns and test new products at the Pesca Fiesta on Thursday, June 28 at Gallatin River Guides. The Guides will kick off the festival with free beer, drinks, and food at their annual storewide sale.

The Hooked on the Gallatin Banquet will land on the banks of the Gallatin River on Friday, June 29<sup>th</sup> at Gallatin River House Grill. The banquet features delicious barbeque, wine by Natalie's Estate Winery, live acoustic music, and auctions to benefit the Gallatin River Task Force.

Electrifying Minnesota-based string trio, the Last Revel, will return to the Big Sky Town Center Park on Saturday, June 30<sup>th</sup> to headline the final day of the festival which includes an outdoor fair complete with phony rides, a giant casting pond, fly tying, and conservation activities. During the outdoor fair, the casting doctor, Dok Arvanites, will host clinics to diagnose common casting ailments while Bozeman-based artist, Ben Miller, demonstrates the art of fly cast painting.

Visit [gallatinriverflyfishingfestival.com](http://gallatinriverflyfishingfestival.com) for more information , to purchase banquet tickets, or to support the festival as a vendor or sponsor.





BIG SKY COMMUNITY  
ORGANIZATION &  
BIG SKY BUILD PRESENTS

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# 4TH OF JULY 5K ROAD RUN 2018

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RUN IN THE MEADOW UNDER THE  
SHADOW OF LONE PEAK  
PARTICIPANTS RECEIVE  
BREAKFAST AND A RACE SHIRT  
WALKERS AND STROLLERS  
WELCOME

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BIG SKY  
BUILD

BIG SKY COMMUNITY PARK  
REGISTRATION 7:30 RACE AT 8:30 A.M.  
\$30 ADVANCE \$35 DAY OF EVENT  
[WWW.BSCOMT.ORG](http://WWW.BSCOMT.ORG)





# MUSIC IN THE MOUNTAINS



**Free Music · Town Center Park · 6 pm**

**The 2018 schedule is as follows:**

June 21: Kitchen Dwellers + The Well  
June 28: Josh Hoyer & Soul Colossal  
July 4: Tiny Band + fireworks show  
July 5: Mandolin Orange + Joe Pug  
July 12: Sister Sparrow & the Dirty Birds  
July 19: Polyrhythmics  
July 26: Shovels and Rope + TBD  
July 31: Shakespeare in the Parks  
August 2: Cordovas  
August 9: The Elders  
August 10-12: Big Sky Classical Music Festival  
August 16: Jeff Austin Band + Two Bit Franks  
August 23: The Dustbowl Revival  
August 30: Pinky and the Floyd  
September 14-16: Mountainfilm on Tour

[music.in.themountains.big.sky.2018](http://music.in.themountains.big.sky.2018)

**Big Sky Owners Association**

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(406) 995-4166 | [bsoa@bigskyoa.org](mailto:bsoa@bigskyoa.org) | [www.bigskymt.org](http://www.bigskymt.org)



**BIG SKY**  
OWNERS ASSOCIATION