



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, March 18, 2022 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, March 18, 2022 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Chair John Gladstein, Clay Lorinsky, Kevin Daily and Maggie Good; Directors in virtual attendance included: Eric Ossorio and Kenny Holtz. Staff members in attendance included Kyle Pomeranke, Tammy Estensen and Emma Lawler, Suzan Scott attended virtually; Emma Lawler recorded minutes. Adam Johnson and Shannon Steele from SWMMBA and BSCO were also in attendance. Call to Order: Chair John Gladstein called the meeting to order at 9:01 AM


1. Membership Forum - No members in attendance
2. Meeting Minutes: Maggie Good suggested we change the language on item B of the January Board Meeting Minutes.

Motion made by Maggie Good to approve January 21st Meeting Minutes with appropriate changes; seconded by Clay Lorinsky. Motion passed unanimously.

3. Finance and Audit Committee
 - A. Clay Lorinsky reported on the status of this quarter's financials. The tax audit is underway. The \$20,000 deductible has been addressed.

Motion made by Maggie Good to proceed on foreclosing on a lien based on the motives made in the bylaws, and to move forward with action against the member who has not paid their assessments since 2016. Seconded by Eric Ossorio. Passed unanimously.

- B. Receivables and Assessments: Kyle Pomeranke reported that we are in good standing regarding assessments. The audit will be concluded in the coming weeks. The BSOA office administration has been operating out of the operating budget and not in the reserves. Any expenses for the Ponds project will be funded through the reserves.
4. Chairman's Report
 - A. Old Business
 - i. COVID Protocols - The office will be open to foot traffic during normal business hours. Meetings will still be virtual for members, with the exception of volunteer members, directors, and staff.
 - ii. Pond Project Updates
 - a. WGM Contract: Additional Funds Required - Kenny Holtz reported that WGM's agreement for Phase 2 of the Ponds project came in higher than what was approved at the January 21 Board meeting. Therefore, the Ponds Subcommittee was seeking an additional \$15k to cover these expenses.



Motion made by Kenny Holtz to approve an additional \$15k to cover WGM expenses. Kevin Daily seconded. Motion passed unanimously.

- b. Resort Tax LOI & Application – Suzan restated her conversation with Danny Bierschwale of BSRAD where he felt the \$500,000 ask for the Pond project was reasonable. Board approved that amount at the January Board meeting and staff put \$500K in the LOI. Due to increased costs already, the Ponds Subcommittee recommends increasing that ask to \$533K. Discussion ensued about the existing funding plan and additional funding sources.

Motion made by Clay Lorinsky to approve an additional \$33,000 to the Resort Tax.

- c. Grants and Donations
 - I. FWP Community Ponds Grant – The BSOA received a \$42,000 grant from FWP.
- iii. BSCO/SWMMBA Trail License – The Board has been asked to put together an easement for the SWMMBA trail along HWY 64. The Legal committee produced a 99-year license for trail access. That enables BSOA to reclaim the rights on behalf of the membership. Part of the trail will be on the right of way from the county. This will ensure that BSCO is taking care of the trail.

Motion made by Kevin Daily to approve the SWMMBA trail license. Seconded by Maggie Good. Passed unanimously.

- iv. Sustainability Update
 - a. Sustainability Committee Charter – John Gladstein discussed the importance of the BSOA’s sustainability efforts, which remains a critical issue in Big Sky. The SC would be elevated and empowered to act as other committees within BSOA. The goal is to operate as a role model for other HOA’s in the community to follow suit.



Motion made by Kevin Daily to approve the charter with suggested edits and to allow the nominating committee to add or remove volunteer members as they see fit. Seconded by John Gladstein. 5 in favor, 1 opposed.

Discussion: Several Board members were concerned that this committee is still fairly new to be established as a long-term BSOA committee. There was concern that formalizing the committee would be premature and too broad of scope. Clay Lorinsky restated the mission statement of the Sustainability Committee in order to specify the scope and areas of focus. In addition, it was restated that the Board has already approved position statements that support emergency egress, safety, planning, and other critical issues in Big Sky.

Upon further discussion the opposed vote was removed, and the motion passed unanimously.

- b. March 17 Meeting - Commissioner John Heckler -
The meeting with John Heckler was discussed. Heckler seeks support from the BSOA for reelection in order to complete critical emergency evacuation plans for Big Sky. The BSOA will seek to be put on the Madison County Commissioners meeting agenda to address impacts on traffic and water-related issues remain unaddressed. Kevin Daily will get a concise number of cars in a given day in Big Sky from the Chamber of Commerce to provide Commissioner Heckler.
- c. Consultant to be Hired - The Sustainability Committee has identified a qualified candidate to provide insight on effective strategies that address the impacts of rapid development.

Motion made by Maggie Good to approve \$45 an hour to the contracted consultant. Seconded by Eric Ossorio. Motion passed unanimously.

Discussion: The SC has already received feedback from the consultant regarding the letter of specific concerns related to the proposed Flatiron development. It was restated that the Board approved \$5,000 to be allocated to the consultant. The SC will be addressing impact fees on developers in Madison County with the hired consultant. Governmental entities have the right to impose impact fees on respective parties.



B. New Business

- i. New Phone System – The BSOA will be updating the current outdated phone system.

Motion made by Kevin Daily to approve the new phone system proposal and the one-time \$1.6K and the \$150 monthly service fee. In addition, funds are approved to upgrade the VOIP connection. Seconded by Maggie Good. Motion passed unanimously.

- ii. New Audio System – The BSOA recently made improvements to the audio system in the conference room.
- iii. Big Sky School District Pie Auction

Motion made by Kevin Daily to approve a \$250 donation to the BSSD Pie Auction to send a student to Washington D.C. Maggie Good seconded. Motion passed unanimously.

Maggie Good raised the question of whether or not staff should be coming into the office full time. The executive committee will need to discuss further because it is a personell issue. It was suggested that this be added the next agenda for the Board to discuss. Kenny Holtz mentioned that we should support workplace flexibility and that the risk of losing staff is high if staff goes back into the office full-time.

5. Committee Reports

- A. Executive Committee – *Meetings: 1/27/22, 02/16/22 – met to review letters to Madison County Commissioners and Planning Office.*
- B. Legal Committee – *Meetings: 01/28/22, 02/04/22, 02/14/22 – Kevin asked about the speed tables for LC, covered jurisdictional issues*
- C. Nominating Committee – No Meeting
- D. Strategic Planning Subcommittee – TBD
- E. BSAC – *Meetings: 01/06/22, 01/20/22, There were several approvals for homes. There are five new properties coming online. Amy San Nicolas and Kyle Pomerence are working through performance deposits and have an improved system set up to reimburse applicants. There are several sheds that will be taken out in May and June of this year.*



Motion made by Maggie Good to waive review fees for applicants who are taking out irrigation systems, under the theory that the BSOA incentivizes sustainable behaviors and water savings. Motion seconded by Clay Lorinsky.

- F. BSOA Advisory Committee – No Meeting
- G. BSCO Trails – *BSCO will go to BSRAD to find funds to improve the community park. There will be a study on pedestrian safety and transportation.*
- H. Ponds Subcommittee – *Meetings: 01/28/22, 02/22/22, The project will need to increase the amount from Resort Tax. It was requested by Clay Lorinsky that we reflect the correct amount in the Resort Tax funds matrix with footnotes.*
- I. Sustainability Committee – *Meeting: 02/18/22 – the committee discussed having a joint meeting with Lone Moose Meadows Board.*

Motion was made by Clay Lorinsky to adjourn the meeting. Seconded by Maggie Good.

- 6. Adjourn – Meeting adjourned at 11:39am.

John Stowe, Board Secretary