



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes - Friday, March 16, 2018

Big Sky Owners Association Board of Directors met on Friday, March 16 at 9:00 am at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Gary Walton, Gail Young, Sharon Douglas, Grant Hilton, Michelle Frederick, John Loomis, Eric Ossorio, Maggie Good. Not present: Kevin Frederick. Suzan Scott and Steve Anderson represented staff. Paula Alexander was present to record minutes.

1. Membership Forum: None.
2. Call to Order: Chair Gary Walton led the meeting which was called to order at 9:03 am.
3. Minutes: February 16th Board Meeting -

**Motion made by Sharon Douglas to approve amended January 19<sup>th</sup>, 2018 Minutes; seconded by John Loomis. Motion carried unanimously.**

**Motion made by Maggie Good to approve February 16th, 2018 Meeting Minutes as amended; seconded by Michelle Frederick. Motion carried unanimously.**

**Motion made by John Loomis to approve February 28<sup>th</sup>, 2018 Special Meeting Minutes; seconded by Michelle Frederick. Motion carried unanimously.**

4. Finance and Audit Committee
  - A. February Financials - Financial Committee is working with Steve, meeting each month to provide an overview of the finances. It appears we are over budget but this is attributable to snowplow expenses and signs that were re-stocked. BSOA still needs to make its yearly donation to Skyline Bus Service. Staff expenses are up a bit due to vacation and sick accrual. Board and Committee expenses are higher due to special meetings that were scheduled as well as legal fees pertaining to projects. Also, some expenses have been allocated incorrectly. Suzan and Steve will work to rectify this. The Board should expect to see the account percentages adjusted.
  - B. Receivables - Revenue is down due to late collections on annual dues and fewer x-country ski passes being sold this year. Staff will send out notices and begin emailing and calling members with outstanding accounts. Staff will also send out yellow postcards as late payment reminders.
  - C. Lien Request: Staff will begin the process of putting liens on five properties with past dues over one year old. Discussion ensued about addressing legal fees and interest charges for these accounts when their property is sold.

Collection Request: Discussion was held about possibly adding a late charge to annual fees that are overdue. The finance committee will discuss this issue and come back to the Board with a recommendation

5. February Staff Report - None

6. Chairman's Report

A. Old Business - Project Updates

i. Little Coyote Corridor Joint Committee (LCCJC) Update

- a. Impact of TIGER Grant to Bridge Project - It is not known if Gallatin County or MDT is going to administer the grant, however it being federal funds, this could significantly slow down the process of the bridge project. The question was asked whether the \$257,000 for the pedestrian bridge - which the TIGER grant will fund - can go toward the vehicular bridge? It was noted that there are many variables yet to be established that will direct the future direction of the project. (ie. what other grants might be available, the possibility of working on the ponds project separately from the bridge project, the prospect of construction costs increasing further.)
- b. New Project Cost Estimates/Funding - Recently, increased construction costs were received from Morrison Maierle. It was ascertained that further cost estimates for alternative project items is needed and overall funding needs to be looked at.

ii. Ponds Project Update -

- a. Impact of TIGER Grant to Ponds Project - Discussion ensued about different alternatives that could make the project move forward.
- b. RESPEC: Updated Project Cost Estimate - Based on different alternatives discussed by the Board and Staff, RESPEC will work up additional cost estimates so the Board can consider different options.

**Motion made by Sharon Douglas to authorize expenditure for soil samples of Silverbow and Little Coyote Ponds, not to exceed \$5000; seconded by Maggie Good. Motion passed unanimously.**

- c. Reconsider Special Assessment - See below.
- d. WSD Easement, Water Rights Purchase - Staff had proposed an even swap with WSD based on the amount BSOA has spent for the DRNC application, compared to the value of the easement. WSD has not been amenable to the offer. Staff will have a further conversation with Ron Edwards to make arrangements for this swap. Board members will also engage in conversation with WSD Board before the WSD April board meeting.

- e. Meet with Resort Tax Board Members – It was decided that no one from the Board would meet with Resort Tax Board Members at this time.
- iii. Special Assessment – As a result of the TIGER grant award, a significant lack of knowledge exists. Along with increased construction costs, it was suggested by Staff to put a hold on the Special Assessment.

**Motion made by Maggie Good to not move forward at this time with the Special Assessment; seconded by Sharon Douglas. Motion passed unanimously.**

- iv. Traffic Calming Study Update – Staff and Gary Walton met with two Little Coyote residents to discuss the Little Coyote traffic calming study and get their feedback on a resolution to this issue. After hearing members’ concerns, the Board decided on a combination of up to four speed tables, additional speed signs and two driver feedback signs. BSOA will further consult with Morrison Maierle as to the location and placement of each item.

**Motion made by Gary Walton to spend up to \$20,000 to hire Morrison Maierle for consultation of placement and location and for the expense and installation of the (up to) four speed tables, speed signs and two driver feedback signs; seconded by Gail Young. Motion passed unanimously.**

- v. Moonlight ODP Update – It was reported that at the February meeting the planning board approved the ODP as presented, excluding the 200-unit employee housing building. The next step is for the ODP to be presented and reviewed by Madison County Commissioners.
- vi. Bylaws Review Update – Staff will draft the bylaws amendment language, which will be sent to the Legal Committee, then submitted to Dave Weaver before Subcommittee and Board approval.
- vii. Proxy Votes Lake Condos – Since proxy voting is not permitted according to BSOA bylaws, each Lake Condo unit will need to provide documentation naming a representative. Michelle Frederick will work with Barb Canode and the Board at Lake Condo Association to inform them what documentation BSOA needs. The same will be needed from Meadow Village condos; Michelle will also meet with them about this issue.
- viii. Project Timelines Update – See above.
- ix. Reconsider Additional Staff/Funding – There is no need to hire any administrative staff since the Ponds, Bridge and Special Assessment projects are on hold at this time.

B. New Business

- i. Candidate Filing Period – Notifications will be included in the newsletter and the Nominating Committee will meet to begin this process.

**Motion made by Michelle Frederick to approve the candidate filing period for April 13 to May 14, 2018; John Loomis seconded. Motion passed unanimously.**

ii. Northwest Energy Substation -

**Motion made by Eric Ossorio to have Gary Walton represent BSOA as exploratory member of the Northwest Energy Substation meeting on April 11<sup>th</sup> at 6:30 pm; seconded by John Loomis. Motion passed unanimously.**

7. Committee Reports

- A. Executive Committee - *Staff Evaluations; Vacation and Sick Leave:*
  - B. Legal Committee - *Special Assessment Invitation to Bid; MM Agreement for Bridge Pre-Design:* Because the ponds and bridge project are on hold, these matters were not discussed or relevant.
  - C. Nominations Committee - *No report.*
  - D. Bylaws Review Subcommittee - *See above.*
  - E. BSCO - *No Report.*
  - F. BSAC -The March 16 meeting was cancelled. The number of projects has decreased recently. Some of the topics that were discussed at the Retreat were as follows: covenant amendments, Cascade bylaws, allowing variances when necessary at Sweetgrass Hills, Meadow Village and Cascade
  - G. Other -
8. With no further business, the meeting was adjourned at 12:48 pm.

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John Loomis, Secretary