



# BIG SKY OWNERS ASSOCIATION

## Board of Directors' Meeting Minutes - Friday, March 20, 2020 - 8:00 am

Big Sky Owners Association Board of Directors met via conference call on Friday, March 20, 2020 at 8:00 am, hosted by Staff at the Big Sky Owners Association office in Big Sky, Montana. Due to stay-at-home restrictions, no Directors attended in person. Attending on the phone: Gary Walton, Gail Young, Eric Ossorio, Grant Hilton, John Gladstein, Jim Glowacki, Philip Chadwell, and Maggie Good. Suzan Scott represented Staff. Leslie Ammons was present to record minutes.

1. Membership Forum: None.
2. Call to Order: The Chair called the meeting to order at 8:18 am.

\*\*\*\*\*Kevin Daily joined the Meeting at 8:19 am\*\*\*\*\*

3. February 21<sup>st</sup> Minutes - The following edits were made: Page 1 - motion to engage Brandon Hoskins: change "Track" to "Tract." Page 3 - audit update: remove the word "the."

**Motion made by Gary Walton to approve the February 21, 2020 meeting minutes with the above amendments; seconded by Gail Young. Motion passes unanimously.**

4. Finance and Audit Committee:
  - A. Audit Update - The Board's confidence in the BSOA's sound financial position was noted. Maggie Good reported that a few minor changes in QuickBooks remain and the Finance Committee continues to work with Staff to reconcile PD accounts for completion of the 2019 audit, aiming to conclude this project within the next two months.
  - B. Letter to Membership, RE: Annual Finance Letter - Board discussed the March 28<sup>th</sup> letter to the membership, agreeing on two changes: 1) Review of the BSOA financials by members is available "by appointment only," due to the COVID-19 threat. 2) Change of wording from "new" to "additional" regarding financial procedures.

**Motion made by Grant Hilton to approve letter to membership with stated edits; seconded by Jim Glowacki. Motion passes unanimously.**

- C. February Financials - As presented, the February financials indicate BSOA expenses are on track for the FY 2020 budget. The Board acknowledged the presentation of the financials but did not accept the February financials due to additional changes that will be made upon completion of the audit.
- D. Receivables & Assessments - It was noted that assessment income continues to come in, due to COVID-19 the Board decided there should be no further collection efforts on delinquent accounts until further



notice, income revenue for the year has been achieved, and Balance Sheet updates were needed from Staff. Board discussed the community's financial uncertainty created by COVID-19 threat.

- E. New Member List – Board acknowledged the new owner/member of the Pinnacle Condominiums. Board discussed the importance of completing construction on stalled developments given the Big Sky's current economy.
  
- 5. Staff Report: February & March 2020 – Suzan Scott acknowledged the much engaged Legal, Finance, and Executive Committees for their recent efforts to resolve current issues facing the BSOA, along with the Nominating Committee activities. Suzan also mentioned the new Staff hire and continued work on 501(c)(3) Implementation, News Letter articles, Website, Compliance, BSAC Retreat and general concerns.
- 6. Chairman's Report:
  - A. Old Business –
    - i. Project Updates:
      - a. Survey Results: Ponds Survey – After the initial, preliminary survey results of the closed-ended questions were presented, the Board was satisfied with the large majority support from the membership for the operation and effectiveness of the BSOA, the entire ponds project as presented and a one-time special assessment increase to help pay for the project, among other results. It was noted that Staff would tally the open-ended results and final results in their entirety would be presented at the April Board meeting. No further action was to be taken at this time.
      - b. Open Space – Board discussed the proposed clean up and cost sharing for furthering project completion, as presented by Staff.

**Motion made by Gail Young to continue with clean up and cost sharing for Lot D in Sweetgrass Hills; seconded by Kevin Daily. Motion passes unanimously.**

- c. Trash Consortium – It was reported that RFPs were sent out to Republic Services and L&L Services, however, only a bid from L&L was received. The Board discussed L&L's bid and further recognized that in general, L&L's individual pricings were less expensive than Republic Services. Therefore, the Board decided to proceed with the most economical waste and recycling solution for the membership.



\*\*\*\*\*Grant Hilton and John Gladstein left the Meeting at 11:12 am\*\*\*\*\*

**Motion made by Gail Young to move forward with Trash Consortium proposal and offer to membership; seconded by Maggie Good. Motion passes unanimously.**

d. MadCo Emergency Egress – Nothing further to report at this time.

I. Letter to the Governor: After discussing the issue, the Board wished to keep pressing forward with evacuation and emergency response, noting that emergency response is elevated by COVID-19 threat.

ii. Updates on Noncompliance Issues:

a. Acct. #04443 –

b. Acct. #07610 – Gail Young reported that Legal Committee met March 16, 2020 to discuss the status of the issue. Counsel prepared draft of complaint for Board review. Board discussed most efficient means of proceeding with legal action and accordingly, requested estimated expenses for such from Counsel.

\*\*\*\*\*Brandon Hoskins joined the Meeting at 9:25 am\*\*\*\*\*

Executive Session Began at 9:25 am

\*\*\*\*\*Philip Chadwell joined the Meeting at 9:35 am after being disconnected\*\*\*\*\*

\*\*\*\*\*Brandon Hoskins left the Meeting at 10:02 am\*\*\*\*\*

Executive Session Ended at 10:20 am

\*\*\*\*\*Philip Chadwell left the Meeting at 10:25 am\*\*\*\*\*

Regarding Account #07610:

**Motion made by Gail Young to confirm the violation and impose the maximum daily fine of \$1,000 per day up to the total maximum of \$100,000 retroactive back to the December 3, 2019 letter; seconded by John Gladstein. Motion passes with one dissenting vote by Maggie Good.**

Executive Session Began at 10:29 am

Executive Session Ended at 10:49 am

**Motion made by Gary Walton to file a lien today for \$250,387.50 for five compliance fines plus costs and expenses on Acct. # 04443; seconded by John Gladstein. Motion passes unanimously.**



- iii. WSD Easement Update: No further update provided at this time.
  - iv. BSOA/BSAC Retreat: BSOA Board confirmed the plan to meet with BSAC once COVID-19 threat decreases. No further discussion required.
- B. New Business –
- i. GR Task Force Presentation: Presentation was postponed until the April Board meeting.
  - ii. Response to COVID-19: Board discussed the Executive Committee’s approval of the office closed to foot traffic, continuation of office hours with the allowance for Staff to work remotely when needed and implementation for remote attendance for all BSOA meetings until further notice.
7. Committee Reports:
- A. Executive Committee – *Office Closure, New Hire, Noncompliance Liens*
  - B. Legal Committee – *Rainham Property, Design Regulations Revision, COI Policy Revision, COC*
  - C. Nominations Committee – *February 26<sup>th</sup> NC Meeting*. Board discussed future BSAC candidates for elected and appointed positions who had construction, architectural, or engineering experience.
  - D. Strategic Planning Subcommittee – *NA*
  - E. BSAC – Maggie Good provided a report on the most recent BSAC Retreat, that included further recommendations for design regulations and review fee modifications that would to make the process for minor alterations easier.
  - F. BSOA Advisory Committee – *Madco Egress, BSOA perception*. No further discussion was had.
  - G. BSCO – BSCO will be grooming LMR trails on the golf course loop the remainder of the winter, based on the ability to handle the demand.
8. Other: Nothing further to address.
9. Adjourn: With nothing further to discuss the meeting was adjourned at 11:51 am.

Attendance Summary: Unless otherwise noted herein, all Directors and Staff present were in attendance for the duration of the meeting.

  
Gail Young, Secretary