



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, March 15, 2019

Big Sky Owners Association Board of Directors met on Friday, March 15 at 9:00 am at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Eric Ossorio, Gail Young, Grant Hilton, Kevin Daily, Maggie Good, and Michelle Frederick. Attending on the phone: Phillip Chadwell. Suzan Scott represented staff. Amy San Nicolas was present to record minutes.

1. Membership Forum: Members Brian Wheeler and Mr. Horn and Mrs. Baird Horn were present; however, no issues were brought forward or discussed for membership forum.
2. Presentation: Jennifer Mohler of Gallatin Invasive Species Alliance and Anne Marie Mistretta of Crail Ranch gave a presentation on their new joint project – the Crail Ranch Native Species Demonstration Garden – and requested a financial donation from BSOA to support this project.
3. Call to Order: The meeting was called to order at 9:26 AM
4. Minutes: Board Meeting
 - A. Corrections: 1A - 'their applicable' to be 'it's applicable,' 1B - 'Requests' to be 'He requested,' 6Biii - Owners should not be capitalized, 9 - Board should be capitalized and add 'the' before meeting.

Motion made by Maggie Good to approve the February Minutes with the above corrections; seconded by Gail Yong. Motion Carries.

5. Chairman's Report:
 - A. Old Business


- i. Lake Condos Proxy Vote Update:

Attorney's Opinion - It was determined by the Legal Committee that BSOA needs to get a second opinion on this issue, that being from current Counsel, to determine whether or not LCOA timeshare owners are BSOA members and if not, who owns the property and who are the BSOA members. Noting the legal fund for the year, it was suggested that the Board may need to approve additional funding from the legal reserves budget for this legal opinion.

Motion made by Grant Hilton that BSOA transfer, if necessary, \$3,000 from the Legal Reserves to the Legal Budget and approve up to \$3,000 for any Legal Counsel tied to the LCOA issue; seconded by Maggie Good. Motion Carries.

- ii. Projects Update:

- a. Open Space Cleanup: BSOA budgeted \$5,000 last year to clean up Lot D near Two Guns White Calf. This money was used to do a considerable amount of work clearing the property of dead trees, but there is still a sizable amount of work remaining. An additional



\$5,000 was budgeted for this work this year. Amy has submitted an application to the MSU Extension office for their cost match-program. The Board asked Staff to include information about the project and program in the next newsletter to encourage other property owners to do the same.

- b. Ponds Update: There is still no progress with the TIGER Grant, and the projected allocation date is 2020. The State FWP Grant coordinator has given the BSOA one more year to act on the grants awarded to the BSOA. After that, the BSOA will have to reapply.
- iii. MadCo Egress Update: A fourth letter was sent to the Madison County Commissioners after the last Board meeting, but no responses have been received. It was noted that a Joint Commissioners meeting is being held on April 10th at 10:00 AM, which Suzan will attend. It was suggested that Suzan Scott, Maggie Good, and Gail Young should invite and attend a meeting with the Madison County Commissioners after the Joint Commissioners meeting. Also, an invite should be extended to some officials that were carbon copied on the last letter – such as the Fire Department, Sheriff, Madison County Legislators and thereafter, the BSOA should schedule face to face meetings with those influential officials about the egress issue to progress the matter further.
- iv. NorthWestern Energy Substation Update: Select Board members met with NWE and Rainham last month to try and resolve this issue but had little success. It was the Board's general opinion that Rainham (the property owner) needs to submit a proposal to BSAC for review. It was reported that this was discussed with Counsel, who would relay the request to Rainham's representative. The Board asked Suzan to confirm this. It was noted that BSAC cannot resolve the issue with NWE directly as they are currently not the owner of the property and therefore not a member of the BSOA.
- v. Resort Tax District Legislation Update: SB241 has passed through the Senate Taxation Committee and to the full Senate. Suzan drafted a letter per Board direction, which is currently being reviewed by the Executive Committee. The Board instructed Suzan and the Executive Committee to approve the letter as soon as possible due to its time-sensitive nature. It was noted that language should be added expressing BSOA is not in support of the amendment to the bill that would send 20% of the generated revenue to State coffers, instead of the entire 1% should go to each Resort Tax community as initially proposed.

Motion made by Grant Hilton to designate Phillip Chadwell to the Resort Tax Advisory Panel; seconded by Eric Ossorio. Motion Passes.

- vi. Sweetgrass Hills Covenant Amendment: Suzan has been working with Frank Martina on this item, along with other SGH owners. Martina was going to draft verbiage for the amendment/rules and restrictions. Also,



Suzan is working with the Attorney to address specific questions before moving forward with this process. When the draft language has been completed, it will then be submitted to the Legal Committee for review. It was noted that short-term rentals should be limited to 30 days.

B. New Business

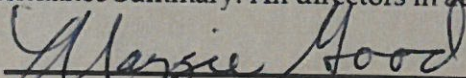
- i. Garden Donation: This item was discussed after the presentation from Jennifer Mohler and Anne Marie Mistretta at the beginning of the meeting. There was a general discussion about where the funding for this donation would come from, but there was no decision made. The Board did believe the BSOA should support the demonstration garden and how it could educate the community about weeds vs. native flowers. A Play-Clean-Go station at Crail Canyon that has been in the works but delayed was also mentioned. It was reported that Jen would see this through as well.

Motion made by Grant Hilton that the BSOA become a bench sponsor for the demonstration garden and donate \$5,000 to the project; seconded by Maggie Good. Motion Carries.

6. Committee Reports

- A. Executive Committee - *Staff Evaluations, Staffing Plan*: The evaluation forms have been sent out to Staff, and these will be forwarded on to the designated Directors who have worked closely with individual staff members. Suzan is currently working on a Staffing Plan that will be incorporated into the Strategic Planning Committee.
 - B. Legal Committee *LCOA Proxy Voting, NWE Substation*- No further discussion required.
 - C. Nominations Committee: *Jan. 17th Meeting*- No further discussion required.
 - D. Strategic Planning Subcommittee: *March Meeting - TBD* - Suzan will send out a Doodle Poll to the committee to schedule a meeting in April.
 - E. BSCO: BSCO has been working on the plan for the Community Center and the Beehive Basin trail improvements. It was noted that the parking lot at Beehive has been reduced to 20 spots from 40, due to lack of funding. There are no new updates on the Crail Creek restoration project, but there will be a meeting soon.
 - F. BSAC: It was reported that the metal siding for Hill Condos was approved.
7. Other: Joint Commissioners Meeting - April 10th: No further discussion required.
 8. Adjourn: With no further items to discuss, the meeting was adjourned at 11:03 AM

Attendance Summary: All directors in attendance were present for the duration of the meeting.


Maggie Good, Secretary