



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes November 20, 2015

Big Sky Owners Association Board of Directors met November 19, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Eric Ossorio, Sharon Douglas, Gail Young, Steve Barrett and Kevin Frederick. On the phone was Barb Rooney. Unable to attend was Grant Hilton and Kent Volosin. Suzan Scott and Lori Wetzel represented staff. Jennifer Farve, BSOA Attorney together with members, Mr. Lilly and Mr. Lopker were present at the meeting.

1. **Membership Forum:** None
2. **Call to Order:** John Loomis called the meeting to order at 9:07 AM.
3. **Minutes:** Motion made by Steve Barrett to approve the October 16, 2015 minutes; seconded by Sharon Douglas. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. 2015 Year-End Financials - Kevin presented the year-end 2015 financial statements to the Board. John stated that staff did a great job controlling expenses for the year. Motion made by Steve Barrett to accept the unaudited year-end 2015 financial statements as presented by Kevin; seconded by Gail Young. Motion unanimously carried
 - B. October 2015 Financials - Kevin then discussed the October 2015 financial statements stating that equipment expenses were over budget due to the planned purchase of 2 new computers. He also pointed out that the DNRC application has been filed and the fee paid. He mentioned that all bank statements tie to the financial statement and that performance deposits have increased substantially in 2015. Motion made by Steve Barrett to accept the unaudited October 2015 financial statements; seconded by Eric Ossorio. Motion unanimously carried.
 - C. Receivables/Assessment Correspondence - The accounts receivable balance includes the 2015-2016 invoices that were sent October 1, 2015.
 - D. Lien Requests - None
 - E. Bankruptcy Check - Motion made by Kevin Frederick to accept and cash the bankruptcy settlement check for The Lodge at Big Sky bankruptcy; seconded by Gail Young. Motion unanimously carried.
 - F. New Members -The monthly list of new members was provided to the Board for review. Kevin noted that many of our new members are residing all over the United States.

5. **Staff Report:** Suzan Scott asked the Board if they had any questions regarding the October staff reports as submitted in the Board packet. No concerns or issues were expressed.

6. **Chairman's Report**
 - A. **Old Business**
 - i. **BSOA Ponds Subcommittee Report** – Kevin Frederick presented the pond update to the Board and Suzan presented the proposed plans for Little Coyote Bridge.
 - a. **MOU Update** – Completed: WSD, Silver Bow, Boyne, Crail Creek; Incomplete: BSCC. All submitted MOU's have been signed except for the BSCC MOU, which should also be signed shortly.
 - b. **Grants Update** – Suzan has been working on the Fish, Wildlife and Parks Future Fisheries Grant and has completed her portion of the grant writing. The draft has been submitted to Mike Rotar for technical detail and will then be submitted to our fisheries biologist for final review. The deadline is the December 1 and the grant is expected to be completed on time. Suzan is also working with Trout Unlimited on another grant, which has no immediate deadline.
 - c. **Chapel Update** – Suzan has scheduled a meeting with the Chapel Board to present the Ponds Project and inquire about a possible partnership for additional parking spaces located on Chapel property near the Little Coyote Pond and the proposed location of the beach area.
 - d. **BSOA Trail Easement** – Since finding an old BSOA trail easement and clarifying its validity, Suzan is working on how best to incorporate it into the Ponds Project.
 - e. **Trails, Bridge and Parking Update** – Many different scenarios were presented to the Board regarding the Little Coyote Road Bridge. Among the options are a trail under a new bridge, a separate pedestrian walkway beside the existing bridge, widening of the existing bridge to include a pedestrian walkway or building a new bridge that includes a pedestrian walkway. It was noted that a new bridge will widen the streambed to better accommodate fish passage. The BSOA has initiated meetings with the BSCC and will continue to work together, along with the community to make the best decision possible regarding a bridge choice.
 - f. **Most Recent Design for Ponds Project** - The current drawings were presented to the Board for review.
 - g. **DNRC Application Update** – The DNRC application has been filed. It was noted that this is the furthest the ponds project has progressed in the past 11 years.
 - h. **To Date Ponds Expense Report** – The pond expenses were presented to the Board. Kevin stated that the pond expenses will be over the original budget estimate of \$400,000 for the ponds construction. The new budget will be \$500,000.

*****Barb Rooney signed off the phone at 9:55 A.M. *****

B. New Business

- i. Member in Good Standing Determination - The Board decided to go into executive session regarding the Cascade Ridge development, asking Eric Ossorio, Mr. Lilly and Mr. Lopker to exit the Board Meeting. They did so at 10:15 AM. After Board discussion, Ossorio, Lilly and Lopker entered back into the meeting and announced a purchase agreement of Ossorio's property. With this information, the Board tabled the discussion. Motion made by Kevin Frederick to table the member in good standing discussion for a later date; seconded by Sharon Douglas. Motion unanimously carried.
- ii. Member Request: Snowplow Beehive Basin Road to Trailhead- Suzan relayed a letter of request for \$5,000 to snowplow the Beehive trailhead parking lot, acknowledging that the parking lot is outside the BSOA jurisdiction. After some discussion, the Board decided to deny the request as this proposal did not fall within the BSOA guidelines and policies. The Board did, however, suggest staff help facilitate funding from other organizations if possible. Motion made by Steve Barrett to deny the member's request for funding to assist with the plowing expenses of the Beehive Basin Trail parking lot; seconded by Sharon Douglas. Motion unanimously carried.
- iii. Quorum for December 18th Board Meeting - It was decided to cancel the December 18th Board meeting for lack of quorum.

7. Committee Reports

A. Executive - None.

B. Legal -

- a. Cascade Ridge Development discussion dismissed.
- b. Multi-Family Assessment Research - Lori presented to the Board the historical timing for charging dues to units in new condominium complexes, as listed in the various declarations. It was decided that all new condominium units will be charged dues at the time declarations are filed. Steve Barrett is looking into the declarations for the commercial units in Mountain Village and will report back to the Board his findings.

C. Nominations - None.

D. BSCC - A meeting is scheduled later today with Suzan, Kevin and representatives from the BSCC to discuss the Ponds Project, the Trail from Spur Road and how best to coordinate our projects and get pedestrians safely to the Park.

E. BSAC - A lighting issue was solved on a member's property.

7. Other -

- a. Christmas Stroll - December 11th
- b. Transportation District Board Vacancy - Madison County Residents

9. Adjourn - Meeting adjourned by John Loomis at 11:15 P.M.

The next BSOA meeting will be January 15, 2016 at 9:00 A.M.



Sharon Douglas, Secretary