



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes - Friday, October 18, 2019

Big Sky Owners Association Board of Directors met on October 18th, 2019 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Gary Walton, John Gladstein, and Jim Glowacki. Attending by phone: Kevin Daily, Grant Hilton, Maggie Good, Eric Ossorio and Phillip Chadwell. Suzan Scott and Steve Anderson represented staff. Amy San Nicolas was present to record minutes. Rumsey Young and John Leeper represented the Advisory Committee.

1. Membership Forum: None
2. Call to Order: 8:03 AM
3. Minutes: September 20<sup>th</sup> Board Meeting

**Motion made by Maggie Good to approve the September 20<sup>th</sup> Board Meeting Minutes; Seconded by John Gladstein. Motion passes unanimously**

4. Finance and Audit Committee
  - A. September Financials: It was reported by Maggie Good that the numbers presented are not final year-end figures. The Committee has been in communication with the auditor to correct discrepancies and these changes are not significant in nature. It was noted that the financials show a small negative balance for FY 2019 due to the large donations BSOA made during the year. No further questions were asked. Based upon the Committee's recommendation, the financials would be accepted once further modifications are presented to the Board.
  - B. Credit Card Fees: Board was briefed on this issue and discussed notes presented in the packet. It was decided that BSOA would not accept credit cards over the phone, for at least the immediate future. Staff and the Committee will continue to research ways to rectify this issue.
  - C. Receivables & Assessments: No discussion had.
  - D. Audit Contract: It was noted that the deadline for the annual financial letter to be sent to the membership was extended due to the approved changes in the Bylaws. This allows 60 more days for the audit to be completed and the letter to be sent out. The agreement with BSOA's accounting firm that provides the audit was modified to accommodate for this timeline. Additional time will allow Steve to focus on processing assessments. The audit field work is slated for this time next month.
  - E. New Member List: Nothing new to report.

\*\*\*\*\*Steve left at 8:30\*\*\*\*\*

5. Staff Report: September - Maggie noted that she did not certify the SGH ballots, rather Eric did, so this change was made. Gary Walton provided an update and



discussion was held on a proposed variance addressed by the Legal Committee that was mentioned in the Staff Report.

6. Chairman's Report

A. Old Business


- i. Northwestern Energy Agreement Update: The two agreements were forwarded on to our attorney in late September but a wet signed copy was requested. The agreement was then sent to NWE in this format in early October.
- ii. Projects Updates:
  - a. Traffic Calming Measures: Letters from the BSOA and the Big Sky Fire Department have been sent to Morrison Maierle (MM). This will initiate the process of amending the GalCo ordinance to allow speed tables on Little Coyote Road. Along with these letters, MM will write its own letter and all the letters will be forwarded to the County. It is expected that MM will now facilitate this process to resolution.

\*\*\*\*\*Eric joined the call at 8:40\*\*\*\*\*

- b. Global Mountain RID: An update was given in the Staff Report. There was nothing new to add.
    - c. MadCo Emergency Egress Update: Maggie reported she will continue to pursue the list of proposed and approved construction projects in Madison County but cannot move forward without this analysis that was expected at the end of September but never delivered. It was noted that the BSRAD Advisory Committee and Visioning Plan is addressing this issue and it was suggested that Suzan call the District Manager to discuss and coordinate.
  - iii. Board Retreat: It was decided that the Retreat be held on January 9<sup>th</sup> and to also hold the January Board meeting as well. Staff will coordinate the remaining details of the event.

B. New Business

- i. FY 2020 Officer and Committee Assignments: It was reported that all Directors submitted their requests for Committee and Officer assignments in the Call to Service forms, which the Nominating Committee considered when making its selections. Also considered was continuity, professional expertise, Board rotation and the candidate's ability to attend among other criteria. After lengthy deliberation, the Committee's recommendations were compiled and included in the Board Packet. The Board then had additional discussion on the importance of attendance. The Board



decided to appoint Jim Glowacki to Chair the Nominating Committee.

**Motion Made by Maggie Good to approve the FY 2020 Slated Officer Assignments as recommended; Seconded by Jim Glowacki. Motion passes unanimously.**

**Motion Made by John Gladstein to approve the FY 2020 Slated Committee Assignments as recommended; Seconded by Grant Hilton. Motion passes unanimously.**

**Motion Made by Grant Hilton to assign Jim Glowacki to Chair of the Nominating Committee; Seconded by John Gladstein. Motion passes unanimously.**

- ii. Ponds and Bridge Project: It was reported that BSOA representatives attended a Joint Corridor Committee meeting to discuss the Little Coyote Bridge replacement. At that meeting it was announced that Gallatin County would be administering the TIGER grant funds going forward. It was proposed that two designs would be completed, one for a pedestrian bridge and one for a combination vehicular/pedestrian bridge. A final determination on what type of bridge is to be built would be contingent upon funding that may be secured by June, 2020. It was noted that the design of the combination bridge would be funded by the BSOA. Some concern was raised about the likelihood of funds being approved by BSRAD. The point was made that it isn't a question of whether or not the bridge is to be replaced – this will most likely be necessary within 10 years regardless. Instead, it is a matter of securing the other half of the cost of the bridge now or losing the funding that currently exists and having to fund the entire cost later with a likely time-inflated price. The general consensus was that, given the time sensitivity of the permitting process and design, there was no sensible reason not to proceed. It was proposed that Jim and Suzan look into hiring a professional grant writer who could assist BSOA in finding other funding sources.

**Motion made by Grant Hilton to appoint Suzan and Kevin to contact a few BSRAD Board members in the next thirty days to discuss availability of funding for the combined bridge; Seconded by Jim Glowacki. One in favor. Six against. Motion fails.**

**Motion made by John Gladstein to proceed with the permitting process and any other steps determined necessary or warranted to move forward; Seconded by Phillip Chadwell. Six in favor. One against. Motion carries.**

- iii. Certify SGH Amendment Election Results: It was reported that the amendment passed. The votes were counted by staff multiple times and verified by Eric Ossorio.





**Motion made by John Gladstein to certify the SGH Amendment Election Results; Seconded by Grant Hilton. Motion passes.**

\*\*\*\*\*Suzan left at 9:40 am\*\*\*\*\*

7. Committee Reports
  - A. Executive Committee - NA
  - B. Legal Committee - *NWE Substation, Cascade Variance*: No further discussion required
  - C. Nominating Committee - *September 26<sup>th</sup> Meeting*: No further discussion required.
  - D. Strategic Planning Subcommittee - NA
  - E. BSAC - Meeting yesterday was canceled. No further discussion needed.
  - F. BSOA Advisory Committee - *MadCo Egress, BSOA Perception*: No response has been received from the Forest Service about the easement. The Advisory Committee is also researching the title and making little progress with Emergency Management. It was requested that the new Chair draft and send a letter to MadCo and GalCo Commissioners demanding an emergency egress plan as required by law.
  - G. BSCO - No discussion required.
  - H. BSRAD Advisory Committee - The Community Visioning Strategy is still a work in progress with nothing new to report. The plan so far appears to be thorough and well-presented. However, the questionnaire didn't address curtailing growth in any manner. The growth issue came up in the strategy meeting and it was discussed that since Big Sky is not incorporated, it does not have the ability to control growth with any real authority. However, the Big Sky community, has the ability to address growth concerns related to transportation, water, safety and other issues through petitioning the counties to recognize these issues when they consider approving new development plans. Phillip agreed to bring these concerns to the BSRAD Committee.
8. Other: Gallatin County Commissioners passed a resolution in April 2019 that requires permits for special events on all county roads and county right-of-ways in order to close the road. Chief Farhat contacted commissioners about Big Sky roads and received a response that the fee is \$35 per event, not to exceed \$100 for a series of events. This resolution may be in response to incidents such as at the 2016 PBR.
9. Adjourn: With nothing further to discuss the meeting was adjourned at 10:02 AM.

Attendance: Accepted as otherwise noted, all members were present for the duration of the meeting.



*Gail Young*

Gail Young, Secretary

