



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes - Friday, November 12<sup>th</sup>, 2021 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, November 12, 2021 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Chair John Gladstein, Gary Walton, Kenny Holtz, Clay Lorinsky, Eric Ossorio and John Stowe; Directors in virtual attendance included: Grant Hilton and Kevin Daily. Staff members in attendance included Suzan Scott, Kyle Pomerence and Emma Lawler; Amy San Nicolas and Tammy Estensen attended virtually; Emma recorded minutes.

1. Call to Order: Chair John Gladstein called the meeting to order at 9:02 AM. John opened the meeting by acknowledging Veterans Day on Thursday and thanking veterans for their service. He then requested that the Board move into Executive Session.

**Motion made by Clay Lorinsky to move the meeting into Executive Session, seconded by Kenny Holtz. Motion passed unanimously.**

\*\*\*\*\* Board moved to Executive Session at 9:04 am \*\*\*\*\*

\*\*\*\*\* Board of Directors Meeting reconvened at 9:35 am\*\*\*\*\*

Public in attendance: Laura Seyfang with Big Sky Community Housing Trust, and John Reeder, Big Sky resident; attending virtually were Pat Rooney, representing Southwest Montana Mountain Bike Association (SWMMBA), and Adam Johnson from BSCO.

**Motion made by Kenny Holtz to approve the Executive Session minutes from the October 15<sup>th</sup> Board Meeting; seconded by John Stowe. Motion passed unanimously with Clay Lorinsky abstaining.**

2. Minutes: Board Meeting - November 12<sup>th</sup>, 2021

**Motion made by Gary Walton to approve the October 15<sup>th</sup> Board Meeting Minutes; seconded by Kenny Holtz. Motion passed unanimously with Clay Lorinsky abstaining.**

3. Finance and Audit Committee
  - A. FY 2021 Year-End Financials - The Board reviewed the unaudited year-end financials, noting \$14,673 for revenue over expenses for FY 2021
  - B. October Financials - The Board reviewed the financials, receivables and new members list. Treasurer Clay Lorinsky provided an update on the IRS late fees and penalties and it was noted from our auditor that many non-profits are experiencing the same issues with the IRS due to short staffing and other circumstances.
4. Staff Report: October/November - Suzan Scott provided summary, noting progress on a few projects. Thereafter, hearing no questions, the Board moved on.



5. Chairman's Report

A. Old Business

- i. Beehive Basin Road Speed Limit (BBR)- John Stowe recapped the safety concerns and the work that has been done to date regarding setting the speed limit on BBR. John recommended that the Board approve a limit of 25 mph along the entire road in the BSOA jurisdiction and install a mobile driver feedback sign to help with speed mitigation.

**Motion made by Gary Walton to approve the recommendation to post the speed limit at 25 mph and install two (2) portable driver feedback signs; John Stowe seconded.**

Discussion ensued regarding speed tables.

**Gary Walton amended the motion to include that Staff should: 1. Work with Gaston Engineering to see if speed tables would be covered by the RID; 2. Provide cost estimates for the purchase two (2) portable driver feedback signs for use on Beehive Basin Road (one placed in each direction); and 3. Provide cost estimates for an engineering study for the placement of two (2) speed tables on BBR, then present those estimates back to the Board for review. Board approved up to \$5000 to get the process going; John Stowed seconded the amendment. Motion passed unanimously, with one abstention.**

Further discussion was had about sharing the cost with Summit View HOA, asking for funding assistance from Resort Tax, and requesting cost estimates from both Gaston Engineering and Morrison Mairele. Suzan recommended, and the Board agreed, to have the Finance Committee determine where the \$5,000 would come from.

- ii. SWMMBA Trail – On behalf of SWMMBA, Patrick Rooney requested Board approval for the construction of a natural surface, 1½-foot wide, multi-use trail on BSOA open space, Lot F, citing that this proposed trail location allows for greater separation from 64/Spur Road traffic and snowplowing to ensure for safety and better user experience. Gary Walton would prefer to grant a use permission and not a permanent easement. Liability would be covered in the existing BSOA open space insurance policy for members' use; Adam Johnson reported that BSCO also carries their own liability insurance for trails. Eric Ossorio asked if there was consideration given to disturbance to the elk habitat/wildlife corridor. Rooney indicated that this trail will be near a LMR heavy-use trail and, at the Kirchers' request, would not be near the elk calving area on the west side of their property. It was noted that a final agreement has not yet been reached between Kircher and SWMMBA. Hoping to see this completed in June 2022, Patrick indicated that SWMMBA has the cost of building the trail covered but may fundraise for additional costs, such as proper signage. Construction of the trail would need to come through BSAC;



Gary Walton and Kevin Daily agreed to be part of a subcommittee to help with the BSAC application for permissive use, thereafter, it will go back to the Board for final approval.

\*\*\*\*\* Patrick Rooney left the meeting at 10:27 am \*\*\*\*\*

B. New Business

Meadowview (MV) Snowplow Donation Request - Laura Seyfang asked the BSOA for a one-time \$5,000 donation to help with the subdivision's snowplowing costs. As presented, Laura reported that Delzer's estimate to snowplow Arapaho Trail and the driveways was \$18,000. MV had a budget shortfall from lack of collections from later-than-expected occupancy of 30% of the units. Clay Lorinsky asked for a more detailed budget information regarding the shortfalls to better help with the Board's decision.

**Motion was made by Gary Walton to table the request until additional information is provided to indicate the shortfall; seconded by Eric Ossorio. Motion passed unanimously, with Kenny Holtz abstaining.**

**Laura was asked to work with Suzan to ensure appropriate information is provided.**

\*\*\*\*\* Laura Seyfang left the meeting at 10:40 am \*\*\*\*\*

6. LMR Agreement - Suzan reported that the proposed LMR/BSOA agreement was rejected by LMR. Suzan recapped her conversation with Ryan Kunz, saying that BSOA members will still receive passes at the discounted price of \$125/pass, regularly \$365, but all passes will be purchased at LMR sales office. BSOA will provide a one-time membership list and will update LMR, as needed. The benefits are that BSOA will no longer exchange money, advertise or provide the administrative time and resources to sell the passes. Suzan said that we will still require LMR to name BSOA on their policy. There was discussion about: 1. whether staff would continue to receive passes, as it is a listed employment benefit; 2. the possibility of locking in a member discount into perpetuity; and 3. Suzan will update the bullet points to confirm current discounts that include four passes per property for immediate family members; written documentation that BSOA will continue to grant LMR use of their trail system on BSOA open space property; and note that if there is no response from LMR regarding what is stated/written, then it is an official agreement. All of which will be submitted to the Legal Committee.
7. Membership Forum - John Reeder, representing the property adjacent to the Lerner's property, stated that the Lerner's have had a history of disrespect for process and procedure, for North Fork Covenants and, BSOA regulations Big Sky, in general. Gary Walton said the matter of Lerner/MT Bram would be





moved to Executive Session and agreed to inform him of the results of that session.

\*\*\*\*\* The Board took a break at 11:13 am \*\*\*\*\*

- i. Lerner/MT Bram - moved to Executive Session following the general meeting

8. Committee Reports

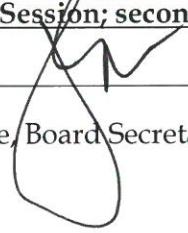
- A. Executive Committee - No meeting, no report
- B. Legal Committee - No meeting, no report
- C. Nominating Committee - No meeting, no report
- D. Strategic Planning Subcommittee - No meeting, no report
- E. BSAC - Meetings: 11/04/21, 11//18/21 - Gary Walton reported an issue regarding a BSAC application to cut in a road prior to submitting building plans. Current BSAC regulations do not allow driveway access to nothing. There was discussion about whether BSAC guidelines appropriately accommodate large parcels of land.
- F. BSOA Advisory Committee - No meeting, no report
- G. BSCO Trails - Nothing to report
- H. Ponds Subcommittee - Grant Hilton reported that the Subcommittee is working to have the necessary information for the Board to be able to approve moving forward with the Ponds Project at the January Board meeting.

- 9. December Board Meeting - Attending Directors confirmed that there would be quorum for a December 17 Board meeting.

Other: Conflict of Interest - Suzan requested that folks who have yet to complete their forms, to do so.

**Motion made by Clay Lorinsky to adjourn the meeting at 11:39 am and go back into Executive Session; seconded by John Stowe. Motion passed unanimously.**

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John Stowe, Board Secretary