



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes - Friday, December 17<sup>th</sup>, 2021 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, December 17<sup>th</sup>, 2021 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Chair John Gladstein, Kenny Holtz, Clay Lorinsky, Grant Hilton, Kevin Daily, and Maggie Good; Directors in virtual attendance included: Gary Walton, John Stowe, and Eric Ossorio. Staff members in attendance included Suzan Scott and Emma Lawler, Tammy Estensen attended virtually; Emma recorded minutes.

1. Call to Order: Chair John Gladstein called the meeting to order at 9:06 AM
2. Membership Forum - No members were in attendance.
3. Meeting Minutes: November 19<sup>th</sup>, 2021 - Grant noted that the minutes should note that BSOA membership discount LMR season passes are free for 70+ skiers. Suzan confirmed on LMR's website that passes are free for 70+ skiers. A correction on page 2 changed John Stowed to Stowe.

**Motion made by Grant Hilton to approve the November 19<sup>th</sup> Board Meeting Minutes; seconded by John Stowe. Motion passed unanimously.**

4. Chairman's Report
  - A. Old Business
    - i. Beehive Basin Road Traffic Calming: John Stowe reported that the 25 mile per hour signs have been installed and that homeowners on that road state the traffic speed has slowed. In addition, the brake signs have also been put up on Lone Mountain Trail. Tammy Estensen reported that portable driver feedback signs are still needed and initial costs have been submitted, Gaston Engineering gave a price range of \$4,000 to \$12,000 for a speed tables study and construction estimates for speed tables will come later. Suzan Scott noted that the Legal Committee will be meeting with Morrison Mariele to question their previous work on the LC traffic study Meadowview Snowplow Donation Request: Meadowview's material and 2021 financial report provided by Laura Seyfang from Big Sky Housing Trust was reviewed and discussed. The \$41,000 in Meadowview's reserves was questioned, the snowplow bid was lower than the requested donation and it was noted that the BSOA does not plow driveways or parking areas. Kenny Holtz mentioned that the shortfall of funds is temporary because they have not been able to close on homes until recently.

**Motion made by Clay Lorinsky to deny the Meadowview Snowplow Donation Request, seconded by Eric Ossorio. Kenny Holtz abstained.**



- ii. Benefit Big Sky – 501 (c3): Suzan Scott reported that the Board has approved to move forward with the creation of a 501(c3) underneath the BSOA. She presented the draft Articles of Incorporation that have been vetted by Gail Young and Staff. Clay Lorinsky requested we add “...and for any lawful purpose under Montana State Law” to the purpose statement, as well as “...public works and infrastructure within a reasonable cost.” A registered agent for the document was discussed and thereafter it was suggested that Suzan Scott be that agent.

**Motion made by Gary Walton to add Public Works and infrastructure language and the all-inclusive phrase suggestion to Article VI of the Articles of Incorporation for Benefit Big Sky. Kenny Holtz seconded the motion, Motion Passed unanimously.**

B. New Business

- i. Flatiron Letter Update – Discussion: Per the recent Gallatin Planning Board meeting, Eric reported that most of their time was spent rationalizing the approval of the Flatiron development PUD, none of the public comment brought up an alternative plan, the attorney representing Middle Fork Properties, LLC threatened Gallatin County with a lawsuit if they did not approve it and the applicant met the county’s criteria so the PUD was approved. The subdivision phase is next in the approval process. The Water and Sewer District (WSD) will grant the 820 SFEs to Flatiron; however, an additional 240 SFEs is required and unavailable. Other key issues with this new development include the turn radius off of Highway 64, endorsed by Big Sky Fire Department, there are no state funds being allocated to fund improvements to the highway and Flatiron is not offering any public parking. Monitoring of this development and it’s impacts on our membership will continue. Board asked that Emma Lawler attend the BSFD meeting on Wednesday and that BSWSD be invited to talk about how they will accommodate this development. .
- ii. Sustainability SubC Mission Statement: Maggie Good suggested a semicolon after “pollution” and add a third section to say “3.) Take actions necessary to accomplish the elements above.”

**Motion made by Maggie Good to accept the mission statement as amended, seconded by Kevin Daily. Motion passed unanimously.**

- iii. Snowplow Contract for Rising Bull, Turkey Leg: It was reported that we are plowing dirt roads, which is in direct conflict with our resolution. Discussion: both roads connect our residents to the main roads. Various solutions were discussed. It was noted that no RIDs exist for either road and that Turkey Leg Road is important to our members’ use. Therefore, it was decided that the BSOA continue to plow both roads this winter season, it was suggested that the roads won’t be plowed next year unless they are



paved, but allow Tammy to negotiate with property owners and to try resolve the issue.

**Motion made by Gary Walton to plow the roads for the year; seconded by Maggie Good. Unanimously passed.**

- iv. Staff LMR Season passes: Material as presented was discussed and it was noted that the Executive Committee recommends that the Board cover the cost of staff's discounted season passes.

**Motion made by Maggie Good to approve BSOA paying for Staff's LMR season passes at the discounted rate. Grant Hilton seconded the motion. Passed unanimously.**

- v. COVID Office Protocol - The Executive Committee (EC) recommends that the Board adopt new office protocol where only Directors, Member Volunteers, and Staff are allowed to attend BSOA meetings in person. This new protocol is due to the increased transmission of Omicron within Big Sky and GalCo.

**Motion made by Maggie Good to put this policy in place until further notice; seconded by Grant Hilton. Motion passed, with eight in favor, 1 opposed.**

- vi. Check Signing: After some discussion, Clay Lorinsky, Kenny Holtz, John Stowe, and John Gladstien are authorized to sign checks on behalf of the BSOA. Maggie Good will be kept on the list. Gary Walton, Grant Holton, and Eric Ossorio will be removed as check signers.
  - vii. Events Calendar: Emma Lawler introduced to the Board the newly implemented events calendar on the BSOA website.
5. Committee Reports
- A. Executive Committee: Remains anonymous.
  - B. Legal Committee: If there is a question for our lawyer, refer them to the legal committee.
  - C. BSAC: Gary Walton reported that there was one project on the December 16<sup>th</sup> agenda. A request for variance was necessary due to steepness on Low Dog road. Concerns were raised that BSAC will need to more carefully handle our performance deposits.
  - D. BSCO: Kevin Daily reported that BSCO wants to improve street painting, increase signage, and expand trail system. He advised that the BSOA should be involved where it is within our jurisdiction.
  - E. Ponds Committee: Grant Hilton reported that WGM has completed their assessment and will come up with a new cost estimate in January. The Subcommittee discussed possibly going forward with a restoration section on Silver Bow, lit was agreed that wetlands restoration is something everyone can benefit from and it was suggested we market our project goal of conservation and restoration.



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F. Sustainability Committee: Eric Ossorio reported that our committee has solidified its mission statement.

**Motion made by John Gladstein to adjourn the meeting at 10:59 am. Grant Hilton seconded the motion. Motion passed.**

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John Stowe, Secretary