



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, July 8th – 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, July 8th at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Temporary Chair Kenny Holtz, George Mueller, and Grant Hilton. Directors in virtual attendance included Maggie Good, John Gladstein, and Eric Ossorio. Staff members in attendance included: Emma Lawler, Suzan Scott, Kyle Pomerence, and Amy San Nicolas; Tammy Estensen attended virtually. Members in attendance included Walt Andrews. Emma Lawler recorded minutes. Ted Appling presenting BSOA Member Patricia Gordon was also in attendance.

Motion made by Grant Hilton to appoint Kenny Holtz as Temporary Chair. Seconded by George Mueller. Motion passed unanimously.

1. Call to Order: Temporary Chair Kenny Holtz called the meeting to order at 9:03 am.
2. Membership Forum: No comment from members.
3. June 17 Meeting Minutes:

Motion made by Grant Hilton to approve Meeting Minutes. Motion seconded by Kenny Holtz. Motion passed unanimously. George Mueller and Walt Andrews recused.

4. Finance and Audit Committee: No Meeting

A. FY23 Budget to be Balanced: Suzan Scott highlighted that the FY23 budget was off by \$159 dollars. In order to balance the budget, staff recommended that the IT and Software line item be adjusted. George Mueller asked when dues had increased last. Suzan clarified that dues increased last year by \$30 and prior to last year, dues did not increase for nine consecutive years.

Motion made by Grant Hilton to approve the revised budget with staff's suggested changes. Motion seconded by John Gladstein. Motion passed unanimously.

*****Eric Ossorio left the meeting at 9:16 AM*****



BIG SKY OWNERS ASSOCIATION

5. Chairman's Report

A. Old Business

i. Pond Project Updates

a. Resort Tax Reconsideration: The BSOA applied for \$500K to fund a third of the pond project. During the second hearing in early June, Resort Tax cut the requested amount in half. The project is somewhat dependent upon the full allocation. Suzan was asked to meet with Danny Bierschwale. In their meeting, Suzan addressed Resort Tax's concerns about the beaches, water quality for swimmers, community partnerships, public access, and funding for other amenities. The decision made by Resort Tax was to cut all funding for amenities such as bathrooms, ADA-compliant boardwalk, and picnic tables. The BSOA Board was disappointed with their decision and that was expressed in the meeting with Mr. Bierschwale. There was an emphasis on the project scoring one of the highest during the 2022 application cycle. Suzan requested that her and one other Board member attend the Resort Tax August Board meeting.

b. Water & Sewer District (WSD) – Water Rights: Suzan Scott reported on the WSD Board meeting in June. They will draft an MOU for an easement. She asked that they not delay the ponds project in lieu of the easement agreement. Staff will meet with Deb Stevenson to evaluate the 1.68-acre pond and to go over necessary procedures for water rights. Ron Edwards and Suzan Scott will continue to have on-going discussions regarding water rights.

c. Funding Cost Analysis: Grant Hilton went over the updated funding cost analysis. The Ponds Subcommittee is looking into an engineering package with WGM, who will research various contracting strategies. The BSOA will be spending an additional \$30k to keep this project moving forward. The Subcommittee is expecting up to two bids to come in July and



BIG SKY OWNERS ASSOCIATION

August. Construction was going to start this fall but has been delayed to 2023.

- ii. Annual Meeting Update – BSOA’s 50th Anniversary: The Annual Meeting and Events Committee is requesting an additional \$2K-\$3K for the event budget.

Discussion: Grant Hilton felt that that budget for the annual meeting was too high and he worries what message this will send if we spend too much money on event giveaways. Kenny Holtz requested that staff keep giveaways and freebies to a minimum. There is a growing population of newcomers who may not know much about the BSOA or what services are provided so communications, educational materials, and digital marketing for the 50th Anniversary and Annual Meeting should be prioritized in the budget.

Motion made by John Gladstein to allocate up to \$5,000 in additional funding for the Annual Meeting Event. Motion seconded by Walt Andrews. Motion passed unanimously.

- iii. Nominating Committee (NC) Recommendations: Suzan Scott went over recommendations for candidates from the Nominating Committee. Chairman John Gladstein is not running in for reelection. There will be four candidates running and four open positions. The NC also recommended committee assignments as the following: George Mueller to be appointed to the Legal Committee, Walt Andrews to be appointed to the Sustainability Committee, and Lisa Tiefke as an appointed member volunteer to the Annual Meeting & Events Committee.

Motion made by Eric Ossorio to appoint Walt Andrews to the Board after Kevin Daily’s recent resignation. Seconded by Grant Hilton. Motion passed unanimously.

Motion made by Grant Hilton to adopt the Nominating Committee’s recommendations. Motion seconded by John Gladstein. George Mueller and Walt Andrews recused. Motion passed unanimously.

B. New Business

- i. Sustainability Committee (SC) Position Paper: Grant Hilton went over the SC’s requested position paper which outlines what the committee is positioned to focus on. The committee requested that the Board endorse the position paper and share with the public. Kenny Holtz indicated that he has an issue with the ‘Processes’ section at the end. He suggested that when appropriate, the SC



BIG SKY OWNERS ASSOCIATION

should consult with the Board on bigger issues. If there is an urgent matter, the SC is not required to submit it to the Board, per the Committee Charter. George Mueller offered to add language that would satisfy Kenny's request.

Motion made by Kenny Holtz to endorse the BSC Position Paper, excluding the final section on processes until satisfactory edits are made. Motion seconded by Grant Hilton. Motion passed with six in favor and one opposed.

ii. Big Sky Architectural Committee (BSAC) Compliance - After the Fact Approval: Grant went over the memo regarding Account #04116, as there has been ongoing construction on a damaged wall from a roof replacement. An emergency application was submitted to BSAC. Work on this property has halted due to BSAC's processes. Ted Appling, contractor, presented samples to ensure the materials match the existing structure.

Motion made by John Gladstein to approve the work being done on the property for Account #04116. Motion seconded by Walt Andrews. Motion passed unanimously.

Discussion: Amy San Nicolas disclosed that the BSAC attempted to obtain an after-the-fact application. The member associated with the property went a long time before submitting a previous application for a new roof. The work on the exterior wall started on June 20th. There is a \$500 performance deposit associated with a minor alteration application. Amy requested a temporary approval so the contractor can complete the project. This will go back to the BSAC so they can comment on the application.

Motion made by John Gladstein to modify original motion to temporary approval. Modification was accepted unanimously.

Motion made by Grant Hilton to impose a penalty fee of \$500 as soon as possible and to collect a performance deposit. Motion seconded by George Mueller. Motion passed unanimously.

Grant Hilton modified the motion to collect the fine and penalty fee prior to the work continuing. Motion modification seconded by George Mueller. Motion passes unanimously.

Discussion: George Mueller asked if there is a way to expedite approval for emergency situations. Amy San Nicolas is authorized to approve an emergency application. After the applicant has started the work, they can submit an alteration application. The BSAC is positioned to accommodate emergency situations.



BIG SKY OWNERS ASSOCIATION

6. Committee Reports

- A. Executive Committee - No meeting
- B. Legal Committee - *Meeting: 06/23/22*
- C. Nominating - Meeting: 07/06/22 - *Candidate Recommendations & Committee Assignments*
- D. BSAC - No Meeting
- E. Ponds Subcommittee - No Meeting
- F. Sustainability Committee - *Meeting: 06/30/22*

7. Other Business: Due to recent concerns, staff is recommending the BSOA contract additional security at the Annual Meeting.

Motion made by Grant Hilton to authorize additional security for the Annual Meeting. Motion Seconded by John Gladstein. Motion passed unanimously.

8. Adjournment: Meeting adjourned at 10:43 am.

Motion made by Kenny Holtz to adjourn the meeting. Motion seconded by John Gladstein. Motion passed unanimously.



John Stowe, Secretary

