



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, April 18, 2025 – 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, April 18, 2025, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Barbara Rowley, Kenny Holtz, Vanessa McGuire, Ernie Chappell, and Michelle Horning. Directors attending virtually included Chair Maggie Good, George Mueller, Les Hopper, and Walt Andrews. Staff in attendance included Suzan Scott, Amy Gitchell, and Kyle Pomerence.

1. **Call to Order:** Chair Maggie Good called the meeting to order at 9:01 AM.
2. **Membership Forum:** Jim Angie, President of Hill Condo Association, addressed the Board regarding their overflow lot. He explained the overflow lot has been a topic of discussion for the last couple of months. Currently, about a third of the lot is rented for snow removal equipment from Alpine Professionals. The Board noted that BSAC had already reviewed this matter and determined that RVs must be removed, but snow removal equipment may remain until May 15th. This issue will be addressed again at the next BSAC meeting on April 24th.
3. **December 20 Meeting Minutes:**

Motion made by Kenny Holtz to approve the March 21, 2025 meeting minutes with one correction: on page 3, the resort tax renewal should be changed from 4% to 3%; seconded by Barbara Rowley. Motion passed unanimously.

4. **Finance and Audit Committee:**

Kenny Holtz reported that the Finance Committee had met. He noted there was no action needed for the Board today other than to accept the financials.

Motion made by Kenny Holtz accept the financials as presented; seconded by Barbara Rowley. Motion passed unanimously.

5. **Staff Report – March/April:**

No specific questions on staff reports were raised.

6. **Chairman's Report**



BIG SKY OWNERS ASSOCIATION

A. Old Business

i. Pond Project Updates

a. Discussion centered on the pond project progress. A meeting with Alex Fox is scheduled for Tuesday at 3:00 PM to walk the site, review remaining scope, and discuss erosion issues and sign placement. The Board noted that new signs have been put up indicating the area is closed to protect the habitat. Questions were raised about using BSOA resources to help manage the pond once completed.

i Water Rights Update: Suzan Scott reported that the water rights process is moving forward. The split of authorization documents are ready for signature, which will take half of the 7.15 acre feet needed for evaporative purposes from each of Water Sewer District's two water rights. Dave Weaver has reviewed the documents, and Suzan will sign and return them to WGM. Processing with DNRC could be completed by June.

ii BBS Updates: Kristen Kern is working with Ernie on final signage which will have backlighting. Once installed, a grand opening and ribbon cutting will be planned, possibly at the end of summer. Approximately \$100,000 remains to be fundraised.

ii. **SB 260 Status:** The House Local Government Committee approved SB 260 with amendments. It will go to the House, and if passed, return to the Senate for review of amendments before taking effect. The hearing scheduled for April 23rd has been canceled. A Wellness district vote is expected for Madison County by May 2026, with taxes not increasing due to revenue sharing over 8 years with Madison Valley Hospital.

iii. **Unit #17 Update:** The renter is moving out at the end of April.

Motion made by Maggie Good to advertise Unit 17 in the Gallatin Building by word of mouth at \$395,000 for 60 days, reassessing at the next Board meeting; seconded by Barbara Rowley. Motion passed unanimously.

iv. **Transportation Committee:** Les Hopper was appointed as chair. Danny Bierschwale has indicated access to potential funding for a transportation study. The Board discussed developing a charter for the committee based on the Sustainability Committee example.



BIG SKY OWNERS ASSOCIATION

- v. **BSOA Jurisdiction Map Proposals:** A proposal from Morrison-Maierle for \$5,000 was presented to create a jurisdiction map in ArcGIS format.

Motion made Motion made by Kenny Holtz to accept Morrison-Maierle proposal for the mapping project; seconded by Barbara Rowley. Motion passed unanimously.

B. New Business

- i. **Board and BSAC Appointments:**

Motion made by Maggie Good to appoint Ernie Chappell to BSOA Board and Legal Committee; seconded by Barbara Rowley. Motion passed unanimously.

Motion made by Maggie Good to appoint Cindy Miller to BSAC until the end of the fiscal year; seconded by Barbara Rowley. Motion passed unanimously.

- ii. **Board & Committee Attendance:**

The Board discussed the bylaws which currently state that any director with 3 or more consecutive absences from board meetings "may be removed by a vote of the directors." The Nominating Committee proposed making removal automatic instead of requiring a vote.

Motion made by George Mueller to draft bylaw amendment making removal automatic after 3 consecutive absences and place it on the annual meeting ballot; seconded by Kenny Holtz. Motion passed unanimously.

- iii. **Resort Tax Renewal:** The Board discussed the pros and cons document being prepared regarding the resort tax renewal. Comments are due by Sunday with finalization planned for Monday

- iv. **RID Proposal:** Maggie Good presented a proposal to analyze roads not currently in a Road Improvement District (RID), particularly in Cascade. The analysis would determine road life expectancy and maintenance repairs required. Approximately 700 properties would be affected.

Motion made by Kenny Holtz to approve \$15,000 for Gaston to begin analysis of roads not in a RID; seconded by Barbara Rowley. Motion passed unanimously.



BIG SKY OWNERS ASSOCIATION

7. **Standing Committee Reports:** No detailed discussion of committee reports was held during the meeting. Kenny Holtz indicated he would develop a proposal for restructuring committees to reduce their number and frequency.
 - A. Executive Committee
 - B. Legal Committee
 - C. Nominating Committee
 - D. BSAC
 - E. Sustainability Committee
 - F. Wellness District
 - G. Benefit Big Sky (BBS)
 - H. Strategic Planning Subcommittee
8. **Other:** Next Board Meeting - May 16, 2025.
9. **Adjourn:** Board Meeting adjourned at 11:56 AM.
10. **Board Executive Session**

Following executive session, which concluded at approximately 2:44 PM, the Board returned to regular session and approved the following motions:

Motion made by Kenny Holtz to proceed with personnel policy manual changes, with Barbara and Maggie to finalize; seconded by Ernie Chappell. Motion passed unanimously.

Motion made by George Mueller to extend an offer to a candidate for the Executive Director position; seconded by Kenny Holtz. Motion passed unanimously.

Motion made by Kenny Holtz to accept Susan Scott's retirement agreement; seconded by Barbara Rowley. Motion passed unanimously.

Motion made by George Mueller to accept Walt Andrews' resignation from the Executive Committee, appoint Barbara Rowley to the Executive Committee, remove Barbara Rowley from the Finance Committee, and appoint Ernie Chappell to the Finance Committee; seconded by Kenny Holtz. Motion passed unanimously.

Maggie Good, Chair