



BIG SKY OWNERS ASSOCIATION
Board of Directors Meeting Minutes
BSOA Office | August 22, 2025

CALL TO ORDER

Called to order by Maggie Good, Chair, at 9:12 am.

ATTENDEES

Board Members:

Maggie Good, Chair
Michelle Horning, Vice Chair
Barbara Rowley, Secretary
Ernie Chappell (virtual)
Vanessa McGuire (virtual)
Kenny Holtz, Treasurer
George Mueller
Les Hopper (virtual)

Staff:

Holly Coltea, Executive Director
Amy Gitchell, Staff
Kyle Pomerence, Staff
Lisa Chase, Staff

Guests: Johnny O'Connor, Big Sky Water & Sewer District; Eric Ossorio, BSOA Member; Joe Swiatek, Candidate

MEMBER FORUM:

Eric Ossorio requested BSOA invite local legislators (Cora Newman, Alanah Griffith, Ken Walsh, Tony Tezak) to the annual meeting to address property tax policy decisions affecting Big Sky, noting recent Department of Revenue meetings focused on mechanics rather than legislative accountability.

Board Decision: Modify the annual meeting format to include a separate tax information session with Department of Revenue representatives, who will be available for individual consultations after the business meeting.

APPROVAL OF MINUTES

MOTION: Barbara Rowley moved to approve the July 18, 2025, board meeting minutes. **Second:** Michelle Horning. **Result:** Motion passed unanimously.

Budget Approval Clarification: It was noted that the July minutes reflected acceptance of the financial report, but no specific motion was recorded for budget approval.

MOTION: Maggie Good moved to approve the fiscal year 2025-26 budget discussed at the prior meeting for the abundance of clarity. **Second:** Ernie Chappell. **Result:** Motion passed unanimously.

Transportation Committee Charter Clarification: Confirmed term limits remain at five consecutive years (not six as discussed), consistent with existing documentation.

ANNUAL MEETING

- **Date:** August 29, 2025
- **Quorum Status:** 635 votes received as of meeting date (606 required). Voting reminder system suspended after quorum achievement.

Agenda Structure:

- Welcome and introduction (Maggie)
- Determination of quorum and call to order
- Approval of 2024 annual meeting minutes
- Budget presentation (Kenny)
- Chairperson's report (Maggie, 5 minutes)
- Big Sky Benefit (BBS) next phase report (Ernie)
- Big Sky Architectural Committee (BSAC) compliance update (George)
- Separate Session: Property tax information with Department of Revenue representatives available for individual consultations

Confirmed Speakers:

- Big Sky Resort: Troy Nedved
- Wellness District: Danny Bierschwale
- Department of Revenue: Brendan Beatty and Paula Gilbert (consultation format)
- Yellowstone-to-Yukon Conservation Initiative: Daniel Anderson

Special Recognition: Kern family appreciation for pond project donation.

Administrative Notes:

- Thank you notes are required for all speakers
- Email collection for ongoing member communications

FINANCE REPORT: Kenny Holtz

- Cash flow management status
- Committee studying reserve adjustments for extraordinary expenses, with recommendations coming to the September 19th board meeting

Key Financial Items:

- Reserve study needed to determine appropriate operating reserve levels
- Year-end reserve adjustments required

MOTION: Kenny moved to accept the July 2025 financials. **Second:** Michelle. **Result:** Motion passed unanimously.

COMMITTEE REPORTS

Legal Committee (George Mueller)

Lone Mountain Ranch Jurisdiction: Awaiting final determination from Attorney Dave Weaver, working with the title company. Conflicting records show some documentation indicating LMR is within BSOA jurisdiction, others indicating it is not. Resolution is critical for outstanding account reconciliation.

Transportation Committee (Les Hopper)

Joint Big Sky Transportation Work Session: A meeting is scheduled for September 4 with BSRAD, Boyne, BSCO, Transit District, and Lone Mountain Land, facilitated by Laynee Jones. Meeting goal to align the multiple traffic planning efforts surrounding ongoing area development.

Joint Big Sky Transportation Work Session: A separate, active transportation effort is being led by the Transit District. Holly to attend the September meeting.

BSOA allocated \$25,000 in FY26 budget for transportation study participation.

Big Sky Benefit (BBS) Committee (Michelle Horning)

Current Projects:

- Furniture delivery scheduled for early September (benches, Adirondack chairs, picnic tables ordered in May)
- Winter storage unit donated through June 2026. Committee to determine permanent storage needs
- Donor recognition sign nearing completion, pending concrete foundation installation

Budget:

- Revised site plan requested from WGM to fit \$250,000 maximum budget
- No additional major fundraising campaigns planned
- Potential 90K transfer from pond reserves to project reserves pending September board approval
- Focus on a value-engineered pavilion rather than an enclosed building
- Bridge connection to BSCO Community Park under consideration for enhanced accessibility

Big Sky Architectural Committee (Ernie Chappell)

Construction Activity: Limited new home construction is continuing, while robust renovation activity is ongoing.

Compliance Initiative: Starting October 2025, a proactive compliance program with a digitized warning system:

- Warning 1: No cost
- Warning 2: No cost
- Warning 3: Fines imposed

37% of membership survey respondents indicated a desire for increased compliance enforcement. The Board emphasized the need for a clear, published rules and regulations document for member education.

CURRENT BUSINESS

RID Implementation Status: Following July 2025 board approval of two RID projects:

Bridge RID (Two Moons/Little Coyote): Morrison and Maierle are preparing the scope of work, due by the end of August.

Global RID (Mountain Village): Gaston Engineering is preparing the scope, due by the end of August.

Timeline: September scope revisions and board review, October submission to property owners.

Wellness Initiative:

Hospital District Petitions: Moving forward with petition drives for Gallatin and Madison County hospital districts. A minimum of 30% of qualified voter signatures is required by the December 8 deadline.

Petition Collection: Staff member Amy Gitchell qualified as a registered Gallatin County voter to oversee petition collection at the BSOA office.

MOTION: Michelle moved to allow wellness petition collection at the BSOA office with qualified staff supervision. **Second:** Kenny. **Result:** Motion passed unanimously.

Unit 17 Sale

Member Vote Results: Current results indicate a trend towards member support for the sale.

Financial Details:

- Initial investment: \$279,000
- Anticipated sale price: \$325,000 after expenses

Board Consensus: Do not purchase replacement property. Recommend Kirk Dige as the listing agent due to building familiarity and community service. Proceeds to strengthen reserves pending reserve study completion.

Housing Allowance: The Board confirmed that the \$75,000 housing allowance may be redirected to community capital projects if staff housing is not utilized.

Riverview Unit: Holly to follow up re: BSOA-designated unit.

STRATEGIC PLANNING

Timing: January 2026, after new board members settle in (rather than October/November)

Format: Board self-facilitated with Holly and staff input, no external consultant

Preparation: Reserve study completion before strategic planning to inform decision-making

WATER AND SEWER DISTRICT PARTNERSHIP

Johnny O'Connor briefed the Board on district expansion and infrastructure projects:

- Service area nearly doubled with annexations (Cold Smoke, potential Boyne, and Flatiron)
- Approaching original design capacity requires infrastructure upgrades
- Canyon Water Consortium District partnership for a centralized canyon sewer system
- Bulk water station relocation from the pond area is under consideration

ADJOURNMENT: 10:57 am

EXECUTIVE SESSION: Board entered executive session following adjournment of regular meeting.

NEXT MEETINGS:

- Annual Meeting: August 29, 2025
- Election Certification: September 2, 2025
- Nominating Committee: September 3, 2025
- Board Meeting: September 19, 2025