



BIG SKY OWNERS ASSOCIATION
Board of Directors Meeting Minutes
BSOA Office | July 18, 2025

CALL TO ORDER Called to order by Maggie Good, Chair at 9:05 am.

ATTENDEES

Board Members:

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

Staff:

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

Guests: Joe Swiatek, Board Candidate

APPROVAL OF MINUTES

MOTION: Ernie Chappell moved to approve the June 20, 2025 board meeting minutes with corrections and clarifications. **Second:** Michelle Horning. **Result:** Motion passed unanimously.

FINANCE REPORT

Annual Budget Approval: Kyle Pomerence presented the final budget for fiscal year 2026.

Key Budget Components:

- Annual Assessment Increase: 5.05% (\$520 vs. \$495 last year)
- Special Assessment: \$25 (vs. \$27.33 last year)
- Overall Increase: 4.34% for combined annual plus special assessment
- Budget Type: Break-even budget

Special Assessment Allocation: The \$25 special assessment will fund:

- RID implementation projects
- Bridge maintenance preparations
- Multi-year road infrastructure improvements

Staff Changes from Finance Committee Version: Full-time compliance position removed from budget. Hours to shift 15 to 20 hours per week initially, with option to increase 30 hours.

MOTION: Kenny Holtz moved to accept the financials as presented. **Second:** Michelle Horning. **Result:** Motion passed unanimously.

EXISTING BUSINESS

RID PROPOSALS

Bridge RID

- **Purpose:** Establish RID for bridge maintenance funding for Little Coyote and Two Moons bridges.

- **Cost:** \$20,000 total for both.

MOTION: Ernie Chappell moved to proceed with RID for two bridges at a cost of \$20k. **Second:** George Mueller
Result: Motion passed unanimously.

Global RID

- **Purpose:** Establish global RID for Mountain Village and Cascade.
- **Cost:** \$75,000 total.

Point of discussion: Lost Trails cannot be put in RID without overall owner agreement re: easements, etc.

MOTION: George Mueller moved to establish the Global RID at a cost of \$75,000. **Second:** Michelle Horning.
Result: Motion passed unanimously.

PROPERTY MATTERS

LMR Jurisdiction Status: Awaiting final determination from Attorney Dave Weaver who is reviewing case with title company. Boundary map project on hold pending resolution.

Unit 17 Ballot Language:

Final ballot language approved: "After careful consideration of the property and the Association's strategic priorities, the Board of Directors intends to sell BSOA-owned residential condominium at 77 Aspen Leaf Drive, Unit 17. The sale proceeds will be held in reserve, allowing the board time to evaluate how the funds will best serve the Association's long-term interests.

BSOA bylaws require membership approval before selling Association property valued at more than 15% of our average annual budget for the past 3 years. Since the anticipated sale price exceeds this threshold, the board is seeking member approval to proceed with the sale process. The Board recommends the sale be approved."

COMMITTEE RESTRUCTURING

- Strategic planning will be conducted by full board on annual basis.
- Sustainability functions will be managed by BSOA staff who will partner with community organizations.
- Annual meeting planning handled by staff with board input.

MOTION: George Mueller moved to modify the existing committee structure by:

- Suspending the operation of the Sustainability Committee until further board action.
- Suspending the operation of the Strategic Planning Committee until further board action.
- Eliminating the Annual Meeting Committee.

Committees Retained: Executive, Legal, BSAC, Transportation, Finance, Nominating, Benefit Big Sky (*to maintain legal status but suspended after completion of pond project*).

Second: Kenny Holtz **Result:** Motion passed unanimously.

PERSONNEL MATTERS

MOTION: Kenny Holtz moved to adjust Executive Director official start date to either June 30, 2025 or July 1, 2025 with unpaid leave until July 7th when regular pay begins. Date to be determined by Kyle Pomeranke. **Second:** George Mueller **Result:** Motion passed unanimously.

FINANCIAL INSTITUTION SIGNATURES

MOTION: Michelle Horning moved to update all financial institution signature cards to include Holly, Maggie, Kenny, and other authorized signatories as needed. **Second:** Kenny Holtz **Result:** Motion passed unanimously.

ANNUAL MEETING

- **Meeting attendees to include** members and invitees only. BSOA business will be conducted first, then meeting will adjourn prior to guest speakers' presentations.
- **Confirmed Speakers (15 minutes each)**
 - Big Sky Resort Update: Troy Nedved, President & COO
 - Wellness District Update: Danny Bierschwale, Executive Director
 - Property tax legislation impacts: Brendan Beatty Director of the MT Department of Revenue and Paula Gilbert, Property Assessment Division Administrator
 - Yellowstone-to-Yukon Conservation Initiative: Renee Krysko, Director of Donor Relations
- **Key Agenda Items:**
 - Appreciation to Kern Family for pond donation
 - Approval of 2024 Minutes
 - Treasurer's Report & Presentation of 2025-26 FY Budget
 - Guest speakers (after official meeting adjournment)

(standard items also include Quorum Determination, Chairman's Report, Membership Questions & Discussion)*
- Questions from attendees to be prefaced with name and property address.
- No nominations from floor (not actually in bylaws).
- No introduction of candidates as voting will essentially be over.
- *There cannot be an annual meeting without quorum.

COMMITTEE REPORTS

BBS Committee

- Donor sign ordered at \$16,500 (4-week delivery).
- Additional costs pending for electrical connection and concrete installation.
- Expanded nonprofit role; board reaffirmed BBS will be shelved after pond completion.
- Meeting with Blue Ribbon Builders scheduled to discuss potential donation of materials/labor.

Transportation Committee:

Changes to charter to include:

- Correct grammatical errors.
- Eligibility change: "non-voting members" to "non-member."
- Term limits: 5-6 years.

MOTION: Kenny Holtz moved to approve updates to charter. **Second:** George Mueller **Result:** Motion passed unanimously.

ADJOURNMENT: 11:02 pm

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

NEXT MEETING: August 22, 2025. **Note:** Nominating committee meeting date to be set via email for September.