BIG SKY OWNERS ASSOCIATION

June 15, 2026: BSOA Board Meeting Minutes

Call to Order

Meeting called to order by Chair Michelle Horning. Roll call completed with Board members, staff/team members, BSRAD representatives Danny Bierschwale and Jackie Haynes in attendance.

Board: Michelle Horning, Ernie Chappell, Les Hopper, Joe Swiatek, Sarah Turner, Vanessa McGuire

BSOA Team: Holly Coltea, Lisa Chase, Kyle Pomerenke

BSRAD TEDD/TIF Presentation

BSRAD presented a proposed Targeted Economic Development District (TEDD) and Tax Increment Financing (TIF) initiative focused on water infrastructure, transportation, and wildfire resilience. Board discussion centered on homeowner education, coalition building, county commissioner support, and potential inclusion in the Annual Meeting program. The Board expressed support for continued participation and requested future updates.

Approval of May Minutes

Motion approved to adopt the May 2026 Board Meeting Minutes with corrections to the meeting date and clarification of a motion/second reflected in the audit item.

-Motion: Vanessa McGuire

-Second: Ernie Chappell

Board Member Removal

Following expiration of the suspension period and continued delinquency, the Board voted to remove Kenny Holtz pursuant to the Bylaws. The Board expressed appreciation for his years of service.

-Motion: Ernie Chappell

-Second: Joe Swiatek

Board Appointment

The Board appointed Gina Dee to fill the remainder of Kenny Holtz's term through September 2027. Gina Dee was also assigned to the Finance & Audit, Transportation, and Benefit Big Sky Committees.

-Motion: Ernie Chappell

-Second: Joe Swiatek

Officer Reorganization

The Board appointed Les Hopper as Treasurer. Effective upon Michelle Horning's resignation following the sale of her property, the Board approved a new officer structure: Ernie Chappell (Chair), Joe Swiatek (Vice Chair), Barbara Rowley (Secretary), Les Hopper (Treasurer), Vanessa McGuire (Director), Sarah Turner-Malhotra (Director), and Gina Dee (Director).

-Motion: Ernie Chappell

-Second: Sarah Turner

Nominating Committee Report

The Board approved the 2026 election slate. Gina Dee was removed from the election ballot due to her appointment to the Board. Discussion included staggered terms, candidate qualifications, and publication of candidate statements as submitted.

-Motion: Ernie Chappell

-Second: Sarah Turner

Technology Review and Vantaca

The Board deferred a Vantaca software demonstration until after Finance Committee review. Discussion included replacing MGCOne and QuickBooks functions, data migration, website management, cloud-based systems, fiscal-year timing, and overall technology strategy. The Board directed staff and the Finance Committee to continue evaluation and return with recommendations.

Website and Communications

The Board discussed updating Board biographies, removing former directors from the website, and exploring independent website management options separate from management software.

Lone Mountain Ranch Agreement

Staff reported execution of an agreement clarifying BSOA and BSAC jurisdiction over Lone Mountain Ranch properties. Outstanding dues remain collectible and the dispute regarding assessments and jurisdiction has been resolved.

Bob Olson Case

Staff reported chronology of this case, beginning in 2018/2019. Board voted for a full dismiss this case.

Motion: Ernie Chappell

Second: Gina Dee

Compliance and Enforcement Authority

The Board discussed questions raised regarding BSOA authority to enforce community-wide resolutions involving dark sky compliance, trash, parking, and weeds. Legal authority, distinctions between BSOA and BSAC, and future governance approaches were discussed. Board agreed that greater compliance attention should be made around noxious weeds, streetside parking, and trash cans left out beyond pick up day—no matter if home is in BSAC or not; however, dark sky compliance lighting compliance should only be enforced within the BSAC jurisdiction.

Motion: Ernie Chappell

Second: Joe Swiatek

Finance Committee Report

The Finance Committee reported favorable year-to-date financial performance and ongoing work related to snow removal contracts, FY 2027 budgeting, technology planning, and Community Park Pavilion funding recommendations.

Annual Meeting Discussion

The Board discussed moving the Annual Meeting date and related publication deadlines. Final action was deferred pending additional review and discussion at a future Board meeting.

Community Park Pavilion / Blue Ribbon Builders

Benefit Big Sky reported that Blue Ribbon Builders was preparing pavilion renderings and associated pricing options. Benefit Big Sky will review the alternatives and provide a recommendation for Board consideration. Pavilion funding and design decisions are expected to be addressed at a special meeting.

Transfer Fee Increase

Motion by Finance Committee (Ernie Chappell) approved to increase the Change of Ownership/Transfer Fee from $100 to $500 effective October 1, 2026. Joe Swiatek seconded the motion.

The Board determined the increase more accurately reflects staff time and administrative costs associated with onboarding new owners and processing ownership transfers.

Special Board Meeting

The Board agreed to schedule a special Zoom meeting to address the snow removal contract recommendation, the Huntley-Kern Pond Pavilion recommendation, and Annual Meeting scheduling matters.

Adjournment

Meeting adjourned following discussion of upcoming meetings, committee schedules, and important dates.