



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, January 17, 2025 – 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, January 17, 2025, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair Maggie Good, Kenny Holtz, Michelle Horning, Morgan Brooke, and Barbara Rowley. Directors attending virtually included Les Hopper, George Mueller and Vanessa McGuire. Staff in attendance included Suzan Scott, Kyle Pomerence and Lisa Chase. John Zirkle, Big Sky Resort Area District was also in attendance.

1. **Call to Order:** Chair Maggie Good called the meeting to order at 9:02 AM.
2. **Membership Forum:** No members were in attendance to make a comment.
3. John Zirkle presented BSRAD's current legislative priorities, focusing on two key bills. The first bill, House Bill 162, proposes to expand the eligibility of the 1% resort tax to encompass workforce and community housing projects. John highlighted the bipartisan support this bill has received and noted the upcoming hearing in the House.

Zirkle also provided an update on another bill that is still in draft form, focusing on special districts and the process of de-annexation. This bill would allow homeowners to initiate an election for de-annexing from certain districts while establishing special conditions for forming new district affiliations.

Additionally, Zirkle touched on potential legislation concerning mill levies. There was discussion about the broader implications of these bills, highlighting the importance of strategic advocacy efforts as they move forward.

4. **December 20 Meeting Minutes:**

Motion made by Kenny Holtz to approve the December 20, 2024 meeting minutes; seconded by Barbara Rowley. Motion passed unanimously.

5. **Finance and Audit Committee:**

Kenny Holtz provided an update concerning properties currently in arrears for 15 months or longer, mainly focusing on initiating lien policies. BSOA will officially file the liens to ensure the resolution of any liens during property transactions.



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Kenny reported that audits are currently in progress. It was indicated that Benefit Big Sky will require the submission of a comprehensive financial return this year, which will involve allocating funds to support the auditor's efforts for that entity.

Motion made by Kenny Holtz file the property liens; seconded by George Mueller. Motion passed unanimously.

Kyle Pomerence provided an update on Benefit Big Sky financials, and Michelle Horning clarified that the exact number to be raised is being determined as part of the budgeting process

6. Staff Report – December:

Suzan Scott shared the staff report. Maggie Good reported that the BSOA Unit 17 is being cleaned and will be ready for showings next week. The aim is to have it rented by the end of the month. Michelle mentioned she has a potential renter interested in the unit and will follow up with Suzan.

7. Chairman's Report

A. Old Business

i. Pond Project Updates

- a. Kenny Holtz provided an update on the pond construction, noting that the foundation plans are complete and will be sent to local contractors for design-build bids. There is a priority to install amenities along the North Beach and the trail system for public use by June. The timeline for construction at South Beach is uncertain and will depend on the bids from contractors. Les Hopper inquired about the engineer's cost estimate for the foundation. Kenny emphasized the need for a cost-effective strategy, mentioning that BBS chose a foundation design that requires minimal plans for the building to help reduce expenses. Michelle verified that local builders will be consulted to provide design-build bids.

ii. Traffic Calming

- a. Suzan Scott provided an update on traffic calming measures. She referenced Jan Weber's request to review the draft email to be sent to



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MDT. She emphasized that the email draft included in the packet was intended to serve as an informational report.

iii. Membership Survey – FY25 Programs and Projects:

- a. Morgan Brooke reported that the annual membership survey is nearing finalization. Barbara Rowley confirmed it will start with demographic questions, cover key focus areas, and allow for additional comments. The group discussed the need to balance the organization of topics with space for comments while keeping the survey concise. There was discussion about how specific the questions should be and the organization's capacity to deliver on them as well as strategies for addressing the feedback gathered from the survey responses. Amy Gitchell suggested organizing a quick meeting to clarify the survey's technical details. The committee will finalize the survey and gather feedback from the board once it is ready in the survey program.

Motion made by Michelle Horning that Amy, Morgan, Barb, and Kenny meet to finalize the content and set up the survey, submit it to the board for review, make revisions based on the board's feedback, incorporate changes, and distribute the survey to the membership by February 1st. Seconded by Morgan Brooke. Motion passed unanimously.

iv. Office Refresh

- a. Lisa Chase provided an update and a detailed plan for the office refresh project, which is set to begin on January 20th. Kenny Holtz proposed a dog policy for the office. He also emphasized the importance of organizing the AV cords and improving the overall AV setup. Kenny made a motion to allocate up to \$1,500 to purchase an additional TV and clean up the phones and cables. Morgan Brooke seconded this motion.

B. New Business

i. IT

- a. Maggie Good emphasized the need for a more modernized data backup process. The discussion included the current IT management vendor. Amy Gitchell mentioned that she had reached out to Acadeus to confirm the backup status. An update will be provided at the next board meeting.

ii. Post Office

- a. Suzan reported that some members had contacted BSOA regarding dissatisfaction with the post office service, prompting discussion on BSOA's role



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in addressing the issue. Barbara Rowley made a motion to write a letter to the USPS on behalf of the members to be signed by Maggie Good. Barbara will draft the letter, and BSOA will also provide members with a copy to send out themselves. Maggie seconded this motion.

iii. Madison County Hospital District

- a. Maggie Good provided an update on the Madison County Hospital District hearing, confirming that the commissioners denied the Silvertip HOA's request for de-annexation. She mentioned that BSOA had sent an email to its members before the hearing, notifying them about the event and including links to relevant information on the topic and instructions on how they could testify or submit written comments.

8. Standing Committee Reports

- A. Executive Committee -
- B. Legal Committee - TBD
- C. Nominating Committee - No Meeting
- D. BSAC - Meeting - 1/23/25 & 2/6/2025
- E. Sustainability Committee - No Meeting
- F. Wellness District - No Meeting
- G. Benefit Big Sky (BBS) - Meeting - 2/13/25
- H. Strategic Planning Subcommittee - No Meeting

Other:

Next Board Meeting - February 21, 2025

9. Adjourn: Board Meeting adjourned at 10:48 AM
10. Board Executive Session to Follow

Maggie Good, Chair