



**Big Sky Owners Association  
Board of Directors Meeting Minutes  
November 21, 2025 - 9:00 AM**

I. Call to Order

The meeting was called to order at 9:03 AM. A reminder was provided that public comments are limited to three minutes.

II. Approval of Minutes (October 17, 2025)

The Board reviewed clarifications regarding the password-protected Zoom recording process and corrected a typographical error (“sit visits” to “site visits”).

Motion: Approve the October 17, 2025 minutes with corrections.

Motion made by: Barbara Rowley

Seconded by: Kenny Holtz

Vote: Unanimous approval.

III. Board COI & NDA Forms

The Executive Director reminded the Board that all signature pages are required to complete annual compliance documentation.

IV. Aspen Leaf Condominium Sale

The Executive Director reported that the Aspen Leaf apartment sold for \$375,000, with \$347,343 in net proceeds. The sale process went smoothly.

V. Beehive Basin Access Alliance Request

The Board discussed the Access Alliance’s request for support in addressing the significant maintenance burden on the public road leading to Beehive Basin. Discussion included:

- Annual maintenance burden exceeding \$100,000.
- An exception granted by Madison County Commissioner Bill Todd to allow inclusion consideration for a future RID.
- High public usage contributing disproportionately to road wear.
- Whether BSOA participation should focus on long-term solutions rather than direct maintenance funding.

Following discussion, the Board agreed that BSOA support should be tied to long-term infrastructure solutions, not recurring road maintenance of any area outside BSOA jurisdiction.

Motion: Approve \$10,000 toward RID-related efforts for Beehive Basin, with discretion for the Executive Director to increase the amount up to \$15,000 if needed for engineering or RID-formation costs.

Motion made by: Kenny Holtz

Seconded by: Ernie Chappell

Vote: Unanimous approval.

Next step: Holly to obtain a full engineering cost analysis and revisit Beehive Basin's potential inclusion in the Global RID.

## VI. Global RID Update

The Executive Director provided updates on progress with the Montana Department of Revenue. Concerns were raised regarding the 90-day review period and potential delays in momentum. Expenditures to date total \$13,626.25 out of a \$75,000 scope of work.

## VII. Two Moons & Little Coyote Bridges RID

The Board reviewed the Morrison-Maierle boundary map identifying approximately 835 parcels with clear benefit. Roads such as Looking Glass and Lone Walker were excluded due to legal and access considerations.

Consensus: Proceed with the proposed map and begin ownership data compilation.

## VIII. Pinewood Hills RID

Six of nine owners voted yes, meeting the threshold for advancing the RID. Holly and Sam will begin working with Morrison-Maierle to move this forward. Completing this RID will ensure all Gallatin County/BSOA roads are in RIDs.

## IX. Compliance Resolution Updates

Updated resolutions were reviewed:

- Trash pick-up allowed 6 PM to 6 PM.
- Noxious weed remediation required by state law; fines may be issued after two warnings.
- Parking policy unchanged.
- Dark-sky compliance required by December 31, 2026.

Motion to accept: Kenny Holtz

Seconded by: Barbara Rowley

Vote: Unanimous approval.

## X. Jurisdiction Map Update

The Executive Director presented updated maps for both Gallatin and Madison County, including snowplow routes. Additional refinements were requested for easements and open space.

Motion to accept: Kenny Holtz

Seconded by: Barbara Rowley

Vote: Unanimous approval.

## XI. Riverview Apartment

The Board received an update on rental pricing and the escalation schedule. The Executive Director recommended declining rental without cost-sharing by the developer.

## XII. Boyne Easement Update

The Boyne easement summary and map were reviewed. The Executive Director will work with Boone Karlberg to ensure any release of BSOA easements is in BSOA's best interest and protects the recreational corridor of Crail Trail.

## XIII. Lone Mountain Ranch Nordic Passes

The Board discussed LMR's request to discontinue discounted passes and pursue a free community-wide Nordic model. The Executive Director may work with LMR to assist in writing a BSRAD grant for community-wide free Nordic skiing.

## XIV. Little Coyote Signage

The Executive Director updated the Board that Community Member Jan Weber proposed the following for Board action:

- Add 15-mph Park Zone signs to lower Little Coyote Road.
- Add a "Left Turn for Little Coyote Residents Only" sign on BSOA open space.

Motion: Accept Park Zone signs and deny the Left Turn sign.

Motion made by: Barbara Rowley

Seconded by: Maggie Good

Vote: Unanimous approval.

## XV. Strategic Plan

Barbara Rowley, Joe Swiatek, and Kenny Holtz will chair the strategic planning process. The committee will meet in January; the planning session is scheduled for the February 2026 Board meeting.

## XVI. New Website Launch

The Executive Director previewed the new BSOA website, highlighting improvements to navigation and document access.

## XVII. Personnel Manual

The Personnel Manual was reviewed with the employee attorney at Boone Karlberg. Board members were asked to provide comments by the January Board meeting.

## XVIII. Committee Reports

Brief updates were provided from the Executive, Finance, BSAC, BBS, and Transportation Committees.

## XIX. Important Dates

- Christmas Stroll: December 12
- No December meeting
- Next Board Meeting: January 16, 2026

## XX. Adjournment

The meeting adjourned at 10:45 AM.

## XXI. Executive Session

The Board met in Executive Session from 10:45 AM to 11:15 AM to discuss a personnel matter.