



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes October 21, 2016

Big Sky Owners Association Board of Directors met October 21, 2016 at 9 AM at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Barb Rooney, Sharon Douglas, and Eric Ossorio. On the phone was Kevin Frederick, Kent Volosin, Gary Walton and Gail Young. Unable to attend was Grant Hilton. Suzan Scott and Lori Wetzel represented staff.

- 1 Membership Forum: None
- 2 Call to Order: John Loomis called the meeting to order at 9:07 AM.
- 3 Minutes: Motion made by Sharon Douglas to approve the September 2, 2016 minutes: seconded by Barb Rooney. Motion unanimously carried.
- 4 Finance and Audit Committee
 - A. August and September Financials - Treasurer Kevin Frederick presented the August 2016 financial statements. Kevin stated that performance deposits were lower this month, however, design review fees exceeded budget. Kevin also stated that budgeted pond expenses will not be spent this year because of the DNRC application could take an additional 120 days for a decision. Motion made by John Loomis to accept the August 2016 unaudited financial statement as presented by Kevin; seconded by Eric Ossorio. Motion unanimously carried. Kevin presented the September financial statements pointing out that no funds will be spent from the pond reserve in fiscal year 2016, with pond expenses being categorized as an operating expenses. Design review fees were 177% of budget and interest income was above budget. Motion made by Gary Walton to accept the unaudited September 2016 financial statement as presented by Kevin; seconded by Kent Volosin. Motion unanimously carried.
 - B. Receivables/ Assessment Correspondence - Per Kevin, there was nothing to discuss at this time.
 - C. LienRequests-None

D. Collection Request - None

E. New Members List -The monthly list of new members was provided to the Board for review.

5 September Staff Report

Presenting the September staff report, Suzan Scott stated that staff has been busy due to the absorption of the front desk duties, which has been added to their existing job descriptions. Suzan has been working on the pond and bridge projects. She then asked for questions and Sharon wanted an update on the Big Sky recycling center. Suzan stated that there is a potential property being looked at but this is still in the negotiation stages and nothing is definite at this time.

6 Chairman's Report

A. Old Business

- i. Little Coyote Bridge Subcommittee Report - Kevin Frederick provided a recap to the Board regarding the Little Coyote Bridge.
 - a. The Subcommittee is expecting a report from Morrison and Maierle itemizing the costs for a new bridge at which time the BSOA Bridge Subcommittee will meet with the BSCO to discuss the options of a bridge replacement versus a stand along pedestrian bridge east of the existing bridge. The Board will be advised of the bridge costs once they are received. Morrison and Maierle has also been asked to identify sources of grant funding which will be shared with the Board at the next meeting.
 - b. To Date Bridge Expense Report - The bridge expense report was provided to the Board in the packet.
11. BSOA Ponds Subcommittee Report - Kevin Frederick presented the Ponds update to the Board.
 - a. DNRC Application Update - Kevin updated the Board on the status of the DNRC application, which has not been finalized at this time and will most likely take an additional 120 days with the expected determination coming in January 2017. The next step will be approval of the Army Corp of Engineers which takes between 3 to 6 months. Sharon asked what kind of permit is needed from the Army Corp of Engineers and Suzan stated it was a Section 404 permit to approve equipment in the water to complete the dredging of the pond.
 - b. To-Date Ponds Expense Report - Kevin gave the Board the most recent pond expense worksheet.
- iii. Annual Meeting Wrap Up - Staff received positive feedback on the Annual meeting from members. Suzan felt that everyone was able to enjoy the appetizers and the music provided a nice back drop for conversations

throughout the room. Staff will begin in March securing a room for next year's meeting. _

B. New Business

- i. Election Results - John Loomis verified the election results which finalized the election of Board Members for 2016.
11. Officer and Committee Assignments - Eric, Chair of the Nominating Committee, presented a slate of Board Officer and Committee and Subcommittee positions for Board review and approval. Per Eric, the Board Chairman normally rotates out after a 2 year term, however this year with Board members' outside commitments, it was difficult to fill the chairman position. Per Barb, it would benefit the BSOA if we had a deeper pool of people to choose from to fill open Board positions to enhance the diversity of the BSOA Board. There was much discussion revolving around the rotation of Board and committee positions but, per Kent, rotation is good but we need to take into account a person's expertise to place each individual into the proper position. It was recommended that the BSAC nominations be coordinated with the BSAC to be sure the Committee is in agreement. Motion made by Barb Rooney to approve the Board Officers, Committee and Subcommittee appointees as set forth by the Nominating Committee with minor changes to 2 Chairman positions but the BSAC appointees will be excluded from this motion; seconded by John Loomis. Motion unanimously carried. Discussion after the vote stated that at the next Board meeting, the BSAC appointees will be finalized.
 - a. Executive Committee - John Loomis - Chairman; Gary Walton - Vice Chairman; Kevin Frederick - Treasurer; Eric Ossorio - Secretary; and Sharon Douglas.
 - b. Financial and Audit Committee - Kevin Frederick - Chairman, Barb Rooney, Gail Young, Grant Hilton and Kent Volosin.
 - c. Legal Committee - Kevin Frederick, Gary Walton and John Loomis.
 - d. Nominating Committee - Motion made by Barb Rooney to accept Eric Ossorio as Chairman of the Nominating Committee; seconded by John Loomis. Motion unanimously carried. - Eric Ossorio - Chairman; Grant Hilton and John Loomis, with Rumsey Young as a member appointee.
 - e. BSAC - After much discussion by the Board, it was agreed to finalize the BSAC nominations at the next Board meeting in November after Sharon Douglas expressed her desire to remain on the BSAC. It was agreed to give two options to the BSAC because the majority of the Board felt approval by the BSAC was needed; Eric agreed to coordinate this effort with Brian Wheeler.
 1. Option 1 - Gary Walton, Gail Young and member elect Jack Luechtefeld
 2. Option 2 - Gail Young, Sharon Douglas and member elect Gary Walton.
 - f. BSCO - Barb Rooney as the BSCC Board representative.
 - g. Annual Meeting and Events Subcommittee - Kent Volosin, Eric Ossorio and Grant Hilton.
 - h. Strategic Planning Subcommittee - Sharon Douglas, John Loomis, Kent Volosin, Eric Ossorio and Anne Marie Mish-etta, member elect.
 - i. Ponds Project - Kevin Frederick, Suzan Scott and Casey Drayton

- j. LC Bridge Project - Kevin Frederick, Barb Rooney, Brian Wheeler, Trever McSpadden, Suzan Scott and Casey Drayton.
- iii. November & December Board Meeting Combined - It was agreed to keep the scheduled Board Meetings in November and December, however, if the November meeting is going to be canceled, notice should go out to the Board Members by November 4th.

*****Kent Volosin signed off the phone at 10:40 A.M. *****

- iv. LMR Season Pass Discount, 2017 - The LMR is increasing the processing fee for season passes sold at the Lone Mountain Ranch to BSOA members. The Board was given a chart with 4 options to increase season ticket prices to cover the additional costs or leave the ticket prices the same and have the BSOA absorb the increased cost. Motion made by Eric Ossorio to accept the option to increase the LMR season ticket price to \$70, including the resort tax; seconded by Barb Rooney. Motion unanimously carried.
- v. Board Organizational Documents
 - a. Current Contact Information - Current contact information was provided to each Board member in the packet. Suzan asked each member to review their information for accuracy and get back to her any changes that need to be updated.

7. Committee Reports

- A. Executive - The Staff Reorganization that proposed to eliminate the Front Desk position has been made permanent. The Executive Committee was informed of this decision by Suzan. After a 4 month trial basis, staff has been able to absorb the Front Desk duties. Casey and Lori have gone to a 40 hour work week and Suzan remains at 35 hours.
- B. Legal - The Sedge Borrow project contract was reviewed by the Legal Committee and has been signed.
- C. Nominations - Recommendations were put together for nominations for new Board Officers and Committee members.
- D. BSCO - Barb Rooney reported that a new traffic light will be installed at the intersection of Lone Mountain trail and Ousel Falls Road this winter along with more trails projects.
- E. BSAC - Sharon reported that the BSAC is still working on many building projects with many new applications still being submitted.

8 Other - Meadow Village Center Condo Election - Two new Board members were elected to the Meadow Village Board.

9 Adjourn: Meeting adjourned by John Loomis at 10:53A.M.

The next BSOA meeting will be November 18, 2016 at 9:00A.M.

