



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, April 19, 2024 - 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, April 19, 2024, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair Clay Lorinsky, Vanessa MacGuire, Morgan Brooke, and Kenny Holtz. Directors attending virtually included Maggie Good and George Mueller. Staff members in attendance were Suzan Scott, Kyle Pomerence, Lisa Chase, and Emma Lawler. Mace Mangold representing WGM Group was in attendance. BSOA members in attendance included Tom and Jill Kirk, Marilyn Hill, Todd Rossier, Nancy Mickelson, Conrad Hodge, Philip Fluke, and Ken Birgfeld. Lisa Chase recorded minutes.

1. Call to Order: Chair Clay Lorinsky called the meeting to order at 9:00 AM.
2. Membership Forum: No comment was made during membership forum.
3. March Meeting Minutes: Suzan Scott was sent Maggie Good's comments and edits on the minutes.

Motion made by Maggie Good to approve the March meeting minutes with small changes sent to staff; seconded by Kenny Holtz. Motion passed unanimously.

4. Finance and Audit Committee
 - A. March Financials: BSOA remains in a strong financial position. The Finance Committee planned for a break-even budget this year but there may be more revenue than anticipated for FY 24. There are very little outstanding accounts remaining for the year. Investing in treasury bills has maximized interest earned. The Board accepted the March financials.
 - B. Receivables and Assessments: No further comment was made.
 - C. New Members List: No further comment was made.
5. Staff Report - March/April: Suzan Scott presented the staff report, noting Staff's application to Resort Tax to help cover the high cost of speed table construction and placed two driver feedback signs in Aspen Groves to detect where traffic volumes may be coming from. Former BBS staff will be taken off the website. No further comments were made on the staff report.
6. Chairman's Report
 - A. Old Business
 - i. Pond Project Updates:
 - a. Stormwater Runoff: The Pond Subcommittee and staff met with the Big Sky Chapel to discuss their parking lot runoff management. The subcommittee was made aware of issues with shallow utility lines near a planned runoff culvert. Engineers from both projects are discussing



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solutions including slot drains and rain gardens, which would isolate sediment and filtrate runoff in a different location. It was mentioned that road runoff from Little Coyote Road is not a concern due to road crowning around the pond. Also discussed was access and operational details such as plowing and lighting.

- b. Funding: Staff presented to the Gallatin Open Lands Board for \$100,000 towards the pond project. Kenny Holtz will work with staff to revise the funding cost schedule before the next Board meeting.
 - c. Water Rights Transfer: Water and Sewer District has until May 15 to notify the BSOA of their intent to purchase land with NWE. If notification is sent, \$15,000 will not be required for the transfer. The District voted to provide the letter of intent to the BSOA at their Board meeting.
- ii. Benefit Big Sky (BBS) Updates
 - a. Fundraising Efforts
 - 1. Pond – Amenities: Funding from various sources was discussed. An online auction has been set up for the various amenities and will be promoted around the community. A donation letter is being drafted, which BBS Board members will send out once finalized. The hard launch of the pond was discussed, including timing in the summer between Memorial Day weekend and Fourth of July. A raffle to win a club cart was also discussed as a means to raise funds for the speed tables and gain interest in the BBS.
 - 2. Best Practices – Sponsors: Sponsorships secured by Staff will fully fund the graphic design portion of the publication, as well as the printing costs.
 - 3. Rehire of COaD: Suzan Scott has begun the hiring process for the vacant Communications, Outreach, and Development position and anticipates it being filled in the coming weeks.
 - iii. Traffic Mitigation Efforts Updates
 - a. LC Road Speed Tables
 - 1. Resort Tax Ask: Staff worked together to get a high score on the Resort Tax application for funding assistance of the speed tables. The Board encouraged the Little Coyote Traffic Safety Group to attend the public meetings in June in support of the BSOA’s application.



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2. Speed Tables Bid: The County requirements increased costs for the Vance Concrete bid. Morgan Brooke will work together with bidders and staff to refine costs. Although the project will proceed as if BSRAD funding is received, the Board encouraged LC residents to contribute towards the project, as a shortfall in funding has occurred. There is also the issue of fairness to the greater membership, as well as setting a precedence for traffic safety in other neighborhoods. A special assessment for additional funding was also discussed as a possibility and that BBS has a donate button for traffic calming.
- b. Aspen Groves Trees in ROW – BSAC: A nonmember reported that there may be trees growing closer into the road right-of-way. Staff is working with Morrison-Maerle to ensure that there are no issues with encroaching trees along the roads in Aspen Groves. No further action was needed.
- iv. Strategic Planning & Membership Survey – Update: The Subcommittee met to finalize a near-term membership survey ranking project priorities for 2025. A more robust survey is proposed around the time of the Annual Meeting, along with a Board retreat to plan for the future. It was also mentioned that on the 2024 Strategic Plan, there is an action item to hire a consultant to assess the bridge at Two Moons and determine the feasibility of an RID amendment for the Meadow Village area. Staff received a reasonable bid to perform the work and a portion of those funds were budgeted for FY24 bridge inspections and RID amendment feasibility study. The Board agreed that the full scope of the bid should be executed, and the Finance Committee should determine where the funding shortfall would come from.
- v. Revised Procedure Resolution: The Board adopted a procedure resolution several years ago that did not include neighbor notification processes. The BSAC reinserted language to notify adjacent property owners regarding applications coming through the committee.

Motion made by George Mueller to adopt the updated BSAC Procedure Resolution; seconded by Vanessa MacGuire.

Motion amended by Clay Lorinsky to approve the resolution subject to BSAC defining adjacent owners, and in the case of condominiums, whether all condominium unit owners should be notified; Vanessa MacGuire accepted the amendment. Motion passed unanimously.



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vi. Expedite BSOA Process: No comment or action was made at this time. The Board will table this issue for further consideration.

B. New Business

i. Candidate Filing Period – April 19 to May 20: The Nominating Committee recommended the candidate filing period be established at this time. A notice will be sent to all members regarding the open candidate filing period for vacant BSOA Board and BSAC positions. Notices will go out three times during the filing period.

Motion made by Kenny Holtz to approve the 30-day filing period, subject to the day notification of the membership begins; seconded by Michelle Horning. Motion passed unanimously.

ii. NC Nominations, BSAC Assignment: Upon the resignation of Greg Clark from the BSAC, the NC nominated Ernie Chappell to be appointed by the Board for the remainder of Greg's first year, of his second 3-year term.

Motion made by Kenny Holtz to approve the appointment of Ernie Chappell to the BSAC for the remainder of this fiscal year; seconded by Vanessa MacGuire. Motion passed unanimously.

iii. D&O Insurance Renewal: No further comment or action was made.

7. Standing Committee Reports

A. Executive Committee - *Meeting: Speed Tables*: the EC discussed whether owners who are most impacted by increased traffic should be willing to put up the funding for speed tables. Staff Evals: The EC is working on an evaluation of the Executive Director and Staff.

B. Legal Committee – *No Meeting/Remote Dealings: LC Pond Water Rights Transfer, Old Joe Rope Tow*; owed a response from Boyne on this issue, *Rainham*: exploring the possibility of settlement, *Kilbourne Compliance*: court has ruled that the BSOA is entitled to seek enforcement of the previous settlement agreement, *Docs Vs BSOA, Jurisdiction Issues*: the LC looked at a number of properties whose owners will receive letters notifying them that they are in or out of BSOA jurisdiction, *Interpretation of Cascade Covenants*: it was determined that the actions of Madison County on the issue of plat amendments trumps any covenants enforced by the BSOA. *Attorney's Fees*: Dave Weaver is increasing his fees.

C. Nominating Committee - *Meeting: 4/11/24: Greg Clark's Resignation from BSAC*: no further comment.

D. BSAC – *Meetings: 04/04/24; 04/18/24, Wood Burning Fireplaces & Firepits*: the BSAC is seeking Board action for outdoor wood-burning fireplaces. The trend in



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densely forested communities is to prohibit outdoor fireplaces in new construction for wildfire prevention. Staff will do more research on this before the Board decides on the policy.

Motion made by Maggie Good to disallow outdoor wood-burning fireplaces and firepits in new construction; with no second, motion failed.

- E. Ponds Subcommittee - No Meeting: *Mike Boyer, Big Sky Chapel, 04/16/24 - Shared Parking Entryway*
- F. Sustainability Committee: No Meeting TBD - *Best Practices*: the first draft of the illustrated copy will be discussed at the next meeting.
- G. Wellness District - No Meeting- *Valid Petitions Submitted, Attorney Fees, \$2500 contribution to Wellness in Action*. Madison County has hired a lawyer in preparation for the Wellness Coalition to act in the event that the Commissioners disagree that the signatures were not valid. A letter was sent to them contesting the issue of the clerk determining validity of the signatures.
- H. Benefit Big Sky (BBS) - *Meeting: 02/22/24; 03/14/24 - Fundraising Efforts, Naming Rights, Donations*: No further comment.

Next Board Meeting - 17th.

8. Adjourn: Meeting adjourned at 11:28 AM.

George Mueller, Secretary