



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, June 21, 2024 – 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, June 21, 2024, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair Clay Lorinsky, Walt Andrews, Michelle Horning, Maggie Good, and Kenny Holtz. Directors attending virtually included Vanessa McGuire, George Mueller, and Morgan Brooke. Staff members in attendance were Suzan Scott, Kyle Pomerence, Amy Wieszalis, Lisa Chase, and Emma Lawler, with the following BSOA members attending: Jan Weber and Ernie Chappell. Emma Lawler recorded the meeting minutes.

1. Call to Order: Chair Clay Lorinsky called the meeting to order at 9:04 AM.
2. Membership Forum: No members were in attendance to make a comment.
3. May 17 Meeting Minutes: Maggie Good made a change on the audit report to say, "...came back with a clean audit."

Motion made by Maggie Good to approve the May 17 meeting minutes, with the proposed change; seconded by Kenny Holtz. Motion passed unanimously.

4. Finance and Audit Committee:
 - A. May Financials: The BSOA's budget is on track for the remainder of fiscal year 2024. Assessments and receivables are in good standing. There was a negative number in the pond reserve, but that was resolved.

Motion made by Maggie Good to accept the May financial report; seconded by Walt Andrews. Motion passed unanimously.

- B. FY 2025 Budget: The Finance Committee (FC) reviewed the proposed budget for Fiscal Year 2025 in detail. It was determined by the FC that a 7% dues increase is necessary to balance the budget.

Motion made by Maggie Good to approve the FY 2025 budget with a 7% dues increase, making annual assessments \$495 per year; seconded by Walt Andrews. Motion passed unanimously.

5. Staff Report – May/June: Staff completed the final draft of the Best Practices publication. A new staff member was brought on to handle BSOA communications, development, and Benefit Big Sky administration. Staff has also been busy launching the MGCOne portal platform for all BSOA members. There was no further comment on the staff report.



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6. Chairman's Report

A. Old Business

i. Pond Project Updates:

- a. Engineer Cost Estimate for Boat House: There were two bids that staff received for structural engineering services for the boat house. There was a question for the Pond Sub-committee to be addressed by the next Board meeting concerning architectural design coming in before a structural engineer is needed. The Pond Sub-Committee is scheduled to meet later in the month to discuss the engineering bids and next steps.
- b. Pond Maintenance for Summer 2024: A report will be given at the next Board meeting.

ii. Traffic Mitigation Efforts Updates

a. LC Road Speed Tables

1. Resort Tax Funding: The BSOA was awarded \$47,000 for the speed tables project on Little Coyote Road. It was mentioned that the BSRAD Board was concerned about setting a precedent for HOA's asking for funding for their projects; however, Little Coyote Road is an anomaly and widely used by the community. It was noted that there were no members from the Little Coyote Traffic Safety Group present to give public comment in support of the project at BSRAD's public hearing, but a letter of support was submitted.

*******Morgan Brooke left the meeting at 9:39AM*******

2. Little Coyote Traffic Safety Group (LCTSG): In the next month, there will be two sets of data to compare the traffic volume for June of 2023 when TIGER grant construction occurred and June 2024 traffic on Little Coyote Road (LCR). Jan Weber, member of the LCTSG, mentioned the group asked an attorney to determine BSOA's obligation to pay for the speed tables. Their attorney's memo was submitted to the Board. A \$15,000 shortfall was noted to move the project forward. The LCTSG is also pursuing crosswalks in three locations on LCR, in coordination with Big Sky Community Organization, for which an application has been submitted to the BSAC.

Motion made by Kenny Holtz to move forward with the project, despite the lack of funding from LCTSG, because staff has solidified a contractor and public dollars; the



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funding gap can close with continued efforts to fundraise with the best interest to complete the work; seconded by Michelle Horning. Three voted in favor and three opposed. Motion failed.

Discussion: There is a concern that fully funding this project would set precedent for other BSOA roads and neighborhoods that want speed tables, such as Andesite Road and Beehive Basin Road. The BSOA has limited funds and the Executive Committee felt that residents who benefit the most from the speed tables should contribute to the project before imposing a special assessment to the full membership. Staff is directed to look into the installation of two speed tables, rather than three, to lower costs.

3. Special Assessment Timeline/ Amount: The Board decided to put off the special assessment to the membership, until more contributions are received from Little Coyote residents.
- iii. Benefit Big Sky Updates: The Benefit Big Sky (BBS) Board met in June to discuss ideas for upcoming events in the summer, social media posts, five-by-seven donation cards, and registry items for the pond project. A draft email was created for BBS Directors to send to friends in the community to donate. The Finance Committee will need to meet with BBS in the coming weeks to coordinate donations coming in.
- iv. Old Joe Rope Tow – Attorney Opinion: After receiving an external legal opinion on the BSOA’s role in the easement issue and landscape plan, it was recommended that the Legal Committee meet and respond to the letter from Taylor Middleton. A letter to update Cascade owners impacted by this issue will be first sent to Clay and Suzan for review, then out to the owners in the coming weeks.
- v. Short Term Rentals Sub-Committee: During membership forum at the May Board meeting, a BSOA member made a public comment regarding short-term rentals throughout the BSOA. There is a concern that owners are running businesses in areas zoned as residential and diminishing the concept of community and the quality of the long-term rental market, which is a community-wide issue. The Board felt it would be best to survey the membership to gauge the overall opinion of a policy on short-term rentals. It was mentioned that the BSOA currently does not restrict short-term rentals, with the exception of the Sweet Grass Hills Subdivision. The Strategic Planning Sub-Committee will look at this on a long-term basis after the second survey responses are received.



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B. New Business

- i. Nominating Committee Candidate Recommendations: The Nominating Committee met in June to review Board candidates running for in upcoming BSOA election.

Motion made by Walt Andrews to approve the slate of candidates recommended by the Nominating Committee; seconded by Maggie Good. Motion passed unanimously.

- ii. Annual Meeting
 - a. Date/Time: The Annual Meeting Sub-Committee recommended the Annual Meeting take place on Wednesday, September 4th, 2024, after Labor Day weekend.
 - b. Venue: Two bids were received for a venue to hold the Annual Meeting. There were significant cost-savings in opting to hold this year's meeting in the Wilson's conference room, with the reception to follow in the lobby.

Motion made by Kenny Holtz to hold the Annual Meeting on September 4th at the Wilson Hotel; seconded by Michelle Horning. Motion passed unanimously.

C. Other business:

- i. LMLC - Town Center Variance Request: It was noted that Lone Mountain Land Company is applying for a modification to the Town Center master plan, adding 150 lodging units and 50 additional workforce housing unit entitlements in Town Center. The entitlement reallocations would be moved from the Uplands area to the dense Town Center area. The move away from Uplands is a positive; however, the increased density in Town Center will impact Big Sky's infrastructure including water availability and traffic volume. The Sustainability Committee will review this proposal ahead of the PUD public hearing in July. The BSOA membership should be aware of the build-out and its impacts in Town Center.
- ii. Procedures: Chair Clay Lorinsky reminded the Board that there are BSOA processes and procedures in place and noted how important it is that the Board and committees follow them. The BSOA is governed by its recorded Bylaws and if they are not followed, it exposes the BSOA to litigation and higher insurance rates.

7. Standing Committee Reports



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- A. Executive Committee - Meeting - 06/11/24: *Staff Expenses*: No further comment was made.
- B. Legal Committee - Meeting - 06/04/21: *Rainham*: The case is resurrecting a previous six-figure settlement demand and they have agreed to another mediation in the coming weeks. *Docs vs. BSOA*: the attorneys are still working on a settlement; one of the attorneys is withdrawing from the case because they were indicted so they will need time to find new counsel.
- C. Nominating Committee - Meetings - 05/21/24, 06/18/24: *Review Candidates, Interviews, Recommendation to Board*. No further comment was made.
- D. BSAC - Meetings - 06/06/24; 06/14/24 (C&D); 06/20/24: There is an issue about whether the architect should be Montana-licensed or if out-of-state licensed architects are acceptable. This will be addressed at the next meeting.
- E. Ponds Subcommittee - No Meeting: No further comment was made.
- F. Sustainability Committee - No Meeting: No further comment was made.
- G. Strategic Planning Subcommittee - Meeting - 06/05/24: *Survey Results, Survey #2 Planning*. Results came back from the first survey. BSOA's public policy presence was low in desirability but growth and development involvement was high. The major takeaway was that the focus should shift to vehicular safety and traffic calming on residential roads. A majority of the members who answered the survey are part-time residents.
- H. Benefit Big Sky (BBS) - 06/13/24: *Naming Rights, Online Registry, EBS Article, Boat Shack, Fundraising Strategies*. No further comment was made.

Next Board Meeting - July 19, 2024

8. Adjourn: Meeting adjourned at 10:55 am.

George Mueller, Secretary