



# BIG SKY OWNERS ASSOCIATION

## Board of Directors' Meeting Minutes - Friday, June 19, 2020 - 8:00 am

Big Sky Owners Association Board of Directors met via conference call on Friday, June 19, 2020 at 8:00 am at the Big Sky Owners Association office in Big Sky, Montana. Due to the social distancing guidelines, no Directors attended in person. Attending on the phone: Gary Walton, Gail Young, Eric Ossorio, Grant Hilton, John Gladstein, Jim Glowacki, Philip Chadwell, Kevin Daily, and Maggie Good. Members in attendance included: Brian Wheeler attended over the phone for the duration of the meeting, Richard Fast attended over the phone from 9:02 am to 11:04 am, and Lisa Knorr attended over the phone from 8:11 am to 9:33 am and 9:47 am to 11:04 am. Suzan Scott represented Staff. Leslie Ammons was present to record minutes.

1. Membership Forum: None.
2. Call to Order: The Chair called the meeting to order at 8:19 am.
3. Minutes May 15<sup>th</sup> Board Meeting: The following edits were made: Page 1, Paragraph 1, remove "Philip Chadwell" and "Kevin Daily" from Directors in attendance.

**Motion made by Maggie Good to approve the May 15, 2020 meeting minutes with the above amendments; seconded by John Gladstein. Motion passes unanimously.**

4. Finance and Audit Committee:
  - A. Audit Update/PD Project: Staff continued work with regards to reconciling PDs. A recommendation was made to clarify coding procedures for storage.
  - B. May Financials: May financials were presented and acknowledged but not accepted due to the ongoing audit. The BOD Treasurer noted a need to minimize expenses to remedy an expected loss for the fiscal year.
  - C. Fiscal 2021 Draft Budget: A budget for FY 2021 was presented to the BOD for approval. It was noted the BSOA has sufficient funds in reserve for a loss in 2021.

**Motion made by Maggie Good to approve the BSOA budget for 2021 with the following modifications: correct math equation to include \$34,800 and zero out all charitable contributions to be determined at a later date, which would bring projected losses down to \$95,216; seconded by John Gladstein. Motion passes unanimously.**

- D. Receivables & Assessments: Nothing further to discuss.
- E. Date of Record Suspension List: Staff was directed to send out notification of suspension of voting privileges to delinquent accounts.

**Motion made by Gail Young to approve letters sent out to members who are not in good standing stating that their voting privileges are suspended this election. For any member**



**represented by an attorney, the letter is to be sent from BSOA's attorney to the member's attorney; seconded by Grant Hilton. Motion passes unanimously.**

F. New Members List: None.

5. Staff Report: May, 2020: Suzan Scott reported that due to time constraints the May Staff Report was not completed and would be added to the June Staff Report.

6. Chairman's Report:

A. Old Business

i. Project Updates:

a. Open Space: Staff presented updates on Open Space project noting three contractor responses have been received with one being within budget, less than \$1200, with regards to the 50% match program. It was noted a signed agreement and approval is still needed.

b. Trash Consortium: Staff reported 30 members have signed up for the program out of the 42 needed. Efforts to advance the program were discussed. No response has been received from L&L regarding the negotiations for reduced rates.

c. WSD/NWE Easement: To Staff's knowledge, work on the project had not begun.

d. MadCo Emergency Egress:

I. Letter to the Governor: Partnerships with Madison County were discussed for funding for the project. BOD noted a broader outreach from the community would assist furthering the project.

ii. Compliance Updates: Acct. #04443, #07610

iii. Design Regulation Revisions Update: BOD discussed breaking up the commercial and residential regulations into different sections, however still keeping these sections in the same manual. BSAC recommendations were vetted by the Legal Committee and not found to produce conflict.

iv. Design Regulation Revisions Variances: It was noted the following changes were to be made: remove "only" and change "exhaustive" to "complete."

**Motion made by Grant Hilton to approve changes as shown, including changing "an" to "a"; seconded by John Gladstein. Motion passes unanimously.**



- v. Response to Coronavirus:
  - a. Office/Staffing: The office is to remain closed to foot traffic with Staff working remotely until July 1, 2020 and assessed again at that time.
  - b. Annual Meeting Virtual vs. Cancelled: Due to concerns with community health and safety, also time and monetary restraints, the BSOA BOD evaluated pros and cons of canceling the Annual Meeting as well as hosting a virtual meeting. It was noted many of the meeting functions could be accomplished via the Ballot Packet to be sent out in August. The BOD noted the value of potentially hosting an event later in the season to thank membership.

**Motion made by Philip Chadwell to table the Annual Meeting this year due to the COVID-19 outbreak and suggest the BSOA create a more robust monthly newsletter to address issues that are usually addressed at the meeting; seconded by John Gladstein. Motion passes with five Directors in favor, two Directors against, and one Director who abstained from voting.**

\*\*\*\*\*Jackie Gillespie, John Lee, and Patrick Imhof joined the call at 10:04 am\*\*\*\*\*

- vi. Compliance Updates: Acct. #07509: With regards to a site disturbance of a wetland situated on a vacant lot located on Moosewood Road, members Jackie Gillespie and John Lee met with the BOD to discuss remedies for the issue. Also attending with the members was Patrick Imhof, an Environmental Scientist of Biome Consulting Group out of Pensacola, FL. The members communicated a plan of restoration had not been formed due to the response from the Army Corps of Engineers, whose input is needed for a plan of restoration, not being received until June, 15, 2020 and the limited scope of time available to obtain relevant data. The owners communicated high motivation to achieve proper resolution and outlined the actions taken to make progress. The BOD communicated a PD is required to be posted and a plan presented before site disturbance occurs, and a deadline must be set for the receipt of both.

**Motion made by Gary Walton that a deadline is set for July 2, 2020 to submit the plan and schedule with disclosure of relevant communications with the Army Corps of Engineers and**



**other relevant agencies with jurisdiction along with the Performance Deposit; seconded by John Gladstein. Motion passes unanimously.**

\*\*\*\*\*Jackie Gillespie, John Lee, and Patrick Imhof left the call at 11:04 am\*\*\*\*\*

- vii. Nominating Committee Recommendations: Regarding seven vacant positions on the BSAC, four BOD appointed and three member-elect, the Nominating Committee made the following recommendations to the BOD: Grant Hilton, Maggie Good, John Gladstein, and Stacy Ossorio for BOD appointed and John Seelye, Greg Clark, and Kate Scott to be put on the ballot pending confirmation of their membership being in good standing. Regarding one vacant position on the BOD the Nominating Committee recommended John Stowe. The BOD noted Eric Ossorio and Maggie Good's terms as Directors were expiring this year and both would be running for re-election.

**Motion made by Gail Young to accept the recommendations from the Nominating Committee for all seven BSAC candidates subject to research and confirmation of Kate Scott being in good standing; seconded by John Gladstein. Motion passes unanimously with one Director who recused himself.**

B. New Business:

- i. Strategic Plan, 2020-2021: A Strategic Plan for the coming FY was presented to the BOD. It was noted the cost for all projects included in the plan had previously been approved into the operational reserve. The decision to not raise property assessments was supported.

**Motion made by Kevin Daily to approve Strategic Plan for 2020-2021; seconded by Gail Young. Motion passes unanimously.**

- ii. Purposed Bylaws Amendments: A Subcommittee was to be established to evaluate the amendments and then return the findings to the BOD.
- iii. Weed Pull Donation: It was decided the \$400 prior approved in the budget for a BBQ at the Big Sky Community Park Weed Pull, in partnership with GISA and other community organizations, would be allocated as a charitable donation to a member's health and recovery, a community attendance incentive for the Weed Pull.

7. Committee Reports:

- A. Executive Committee – *Meeting 06/10/20: Staff*



- B. Legal Committee –Meetings: 06/02/20, 06/15/20: Acct. #07610, #04443 (2), #07203, Fairways, Bylaw Amendment, Pinnacles, DR Variance Revision, Wetlands, Members in Good Standing, MV Dirt Pile, Lot 2A SGH
  - i. The Legal Committee recommended the BSOA take up the Fairways, LLC issue since the property has been in violation since October 2018.

**Motion made by Gail Young that member is required to perform a complete demolition of the existing structure including but not limited to removal of foundations and footings and removal of all construction materials, tools and equipment. Demolition is to begin no later than September 15, 2020 and be completed by November 1, 2020 and shall be conducted in a manner that protects public safety. Member must present a plan and schedule for approval by the BSOA Board at the August 21,2020 meeting, for full restoration of the property to pre-construction conditions including re-grading, seeding and landscaping to be completed by July 31, 2021; seconded by John Gladstein. Motion passes unanimously.**

BOD discussed issue of dirt pile on Lot 1A in Meadow Village and danger of additional debris added to the pile. Also discussed was Lot 2A in Meadow Village. BOD noted for both properties a PD and plan had not been received and possible actions to take. Brian Wheeler requested the BOD wait to make a decision and motion on this issue until the BOD is able to review a relevant engineering exhibit. Brian Wheeler communicated priority was put on resolving the issue as soon as it became apparent and aimed at finding a solution for the community with the BSOA.

**Motion made by Gail Young to table the issue until the July BOD meeting; seconded by John Gladstein. Motion passes unanimously.**

\*\*\*\*\* Gary Walton left the call at 12:38 pm\*\*\*\*\*

\*\*\*\*\*Philip Chadwell left the call at 12:46 pm\*\*\*\*\*

**Motion made by Gail Young that Staff prepare a Notice of Violation of time for completion and all approved extensions of Project have expired and sent to Red Rock Development to appear before the BSOA Board at its regularly scheduled meeting on Aug. 21, 2020 to present its plan for development, including a timeline for completion of the Project, or a plan and timeline for the removal of the existing uncompleted infrastructure and reclamation of the site; seconded by John Gladstein. Motion passes unanimously.**

- C. Nominating Committee – Meeting: 06/17/20 RE: Potential BSAC & Board Candidates,
- D. Strategic Planning Subcommittee – Meeting: 05/26/20
- E. BSAC - Meetings: 06/04/20 & 06/18/20
- F. BSOA Advisory Committee – MadCo Egress, BSOA Perception



G. BSCO – Kevin Daily reported recent actions by the BSCO including establishing a bike lane on Andesite Road.

8. Other: None.

9. Adjourn: With nothing further to discuss, the meeting was adjourned at 1:19 pm.

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Gail Young, Secretary