



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, August 16, 2024 – 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, August 16, 2024, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair Clay Lorinsky, George Mueller, Ernie Chappell, Morgan Brooke, Vanessa McGuire. Directors attending virtually included Michelle Horning and Kenny Holtz. Staff members in attendance were Suzan Scott, and Emma Lawler. Emma Lawler recorded the minutes.

1. Call to Order: Chair Clay Lorinsky called the meeting to order at 9:05 AM.
2. Membership Forum: No members were in attendance to make a comment.
3. July 19 Meeting Minutes:

Motion made by Maggie Good to approve the July 19 meeting minutes; seconded by Morgan Brooke. Motion passed unanimously.

4. Finance and Audit Committee:
 - A. July Financials: A 990 form was filed with the auditor, the financial portion of the audit is complete, however there is concern with a lawsuit that currently exists. Due to this, the management letter has not yet been completed and therefore, the FY23 Audit will not be finalized in time for the annual meeting.

Motion made by Kenny Holtz to accept the July financial report; seconded by Morgan Brooke. Motion passed unanimously.

5. Staff Report – July/August: It was announced that the BSOA annual election has achieved quorum. The new platform to run electronic voting is running smoothly. Staff brought to the Board's attention that the BSOA is out of compliance for noxious weeds on several open space lots, Lot E being a priority area due to the location between two residential roads.

Motion made by Maggie Good to authorize up to \$10,000 for weed control on BSOA's open space; seconded by Morgan Brooke. Motion passed unanimously.

6. Chairman's Report
 - A. Old Business
 - i. Pond Project Updates
 - a. Construction Status: A Notice of Substantial Completion has yet been conveyed for the Water & Sewer District to transfer water rights to the BSOA. Suzan Scott will follow up with Mace Mangold of WGM for the status of the documentation. It was reported that the perimeter trail was



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completed earlier in the month. Work on the fixed dock will begin in the Fall.

- ii. Traffic Mitigation Updates
 - a. LC Road Speed Table Donations: Staff achieved the goal of raising \$5000 to complete the speed stables. Feedback from nearly all residents on Little Coyote Road for the project has been positive.
 - b. Construction Status: The ROW permit amendments to Gallatin County have been expedited and work is scheduled to begin in September. The BSRAD contract for funding have been signed.
 - c. Response to LCTSG: Discussed in Executive Session.
- iii. BBS Updates - Fundraising Efforts: Staff provided the list of BBS donors. The Pond naming rights have been solidified. Fundraising efforts are on hold due to the recent resignation of the Communications, Outreach, & Development position.
- iv. Annual Meeting Update: Board attendance was discussed. Clay Lorinsky will give the Chairman's report. Maggie Good will give the financial report. Kenny will address the assessment increases.
- v. Election Update: After the number of votes returned thus far had been presented, there were no further comments.
- vi. Old Joe Rope Tow: The BSOA received a response from Big Sky Resort. They disagree with the property owner's attorney and believe there is an easement from 1973 as part of the original plats. Attorneys from both parties, along with BSOA's attorney, will meet with all necessary documents in Bozeman to broker a settlement. Big Sky Resort has not provided the easement documents to the BSOA.

B. New Business

- i. Draft Annual Meeting Membership Survey: The Strategic Planning Sub-Committee (SPS) met to create a second, more robust survey. The SPS will continue to work throughout the year to guide BSOA's future plans based on membership feedback. There was a question about whether the survey should engage the membership on short-term rentals and if the BSOA should contribute staff time and resources on a stricter STR policy across the entire jurisdiction. It was agreed a question on the issue should be included in the survey, along with questions from membership feedback during the annual meeting, and a timeline for the survey to be finalized at the next Board meeting.



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- ii. Procedure Resolution Revision – Building Envelopes: The Legal Committee discussed this issue. The language for building envelope changes will need to be revised in the Design Regulations.
- iii. Design Regulation Revision – Fire Pits: The BSAC has had numerous discussions about allowing outdoor wood-burning firepits. The process would be to remove the current firepit policy and create a new policy prohibiting wood-burning firepits. The BSAC will develop language for the Design Regulations. BSAC will make a recommendation for the Board at the next Board meeting.

Motion made by Maggie Good to table the woodburning policy discussion until next month; seconded by Morgan Brooke. Passed unanimously.

- iv. Meadow Village Center Condos Association (MVCCA) Annual Meeting and Vote: The BSOA should have representation on the MVCCA Board. It was suggested that Staff represent the BSOA.
7. Standing Committee Reports
- A. Executive Committee – No Meeting: No further comment was made.
 - B. Legal Committee – *Meeting – 08/14/24: Rainham*: Mediation is set for Sept 4; *Docs/Kilbourn*: The property is still not compliant and as a result, a motion will be filed to have the owners held in contempt.
 - C. Nominating Committee – No Meeting
 - D. BSAC – *Meetings – 08/01/24; 08/14/24*: No further comment.
 - E. Ponds Subcommittee – *Meeting – 08/01/24: Pond Construction, Phase II, Water Tests*
 - F. Sustainability Committee – No Meeting
 - G. Wellness District – No Meeting: *Press Release, Complaint*: the coalition filed suit due to lack of transparency by Madison County and not providing information per the FOIA request.
 - H. Benefit Big Sky (BBS) – *Meeting – 08/08/24: Pond Fundraising Strategies/Efforts, Registry, Outreach*
 - I. Strategic Planning Subcommittee – *Meeting – 07/30/24: Annual Membership Survey*

Other: Next Board Meeting – September 16, 2024

8. Adjourn: Board Meeting adjourned at 10:55 AM.

*****The Board went into Executive Session at 10:55 AM and exited at 12:20pm*****

George Mueller, Secretary