



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, March 21, 2025 - 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, March 21, 2025, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Maggie Good (Chair), Kenny Holtz, Les Hopper, Barbara Rowley, George Mueller, Morgan Brooke, and Michelle Horning. Staff in attendance included Suzan Scott, Kyle Pomerence, and Amy Gitchell. Guests included Daniel Bierschwale and Tammy Estensen, Big Sky Resort Area District; Whitney Montgomery, Big Sky Community Organization; and David O'Connor, Big Sky Community Housing Trust.

1. **Call to Order:** Chair Maggie Good called the meeting to order at 9:06 AM.
2. **Membership Forum:** No members were in attendance to comment.
3. **March 21 Meeting Minutes:**

Motion made by Maggie Good to approve the February 21 meeting minutes; seconded by Vanessa McGuire. Motion passed unanimously.

4. **Finance and Audit Committee:**

A. **Committee Report:**

Kenny Holtz reported that the Finance Committee met on Tuesday and covered standard items. The committee reviewed the cash position and motioned to move some Benefit Big Sky cash from the checking account to the Edward Jones account where it can earn approximately 3.89% interest.

B. **Financial Statements**

Motion made by Kenny Holtz to accept the financials; seconded by Vanessa McGuire. Motion passed unanimously.

- A. **Receivables:** Maggie mentioned that receivables are in line with the same period last year. Kyle is working diligently on collections.

5. **Staff Report - February/March:**

Suzan Scott reported that most of her report's items would be discussed later in the agenda. She noted that Sam had scheduled a meeting with Gaston regarding global and individual RIDs, which Maggie and Kenny planned to attend in mid-April.



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6. Chairman's Report

A. Old Business

i. Pond Project Updates:

Kenny Holtz reported no significant updates beyond what was reported the previous month. The project continues progressing with preparations for putting the building out for bid.

a. **Amenities:** Michelle Horning mentioned that Kristen Kern has been working on finalizing the logo and has hired a sign company to create the logo that will go at the entrance. She reported that Kristen wants to do a ribbon cutting over the July 4 weekend, separate from the playground event in June.

b. **Water Rights Update:** Suzan reported that the water rights claim deed had been processed, allowing them to begin the notice of completion. Now that they have received the quitclaim deed, WGM is working towards completion.

ii. SB 260 Status:

The House Local Government Committee approved SB 260 with amendments. It will go to the House, and if passed, return to the Senate for review of amendments before taking effect. The hearing scheduled for April 23rd has been canceled. A Wellness district vote is expected for Madison County by May 2026, with taxes not increasing due to revenue sharing over 8 years with Madison Valley Hospital.

iii. Unit #17 Update:

Michelle Horning reported that Unit 17 has a renter until the end of April, and the committee has decided to market the property for sale.

Motion made by Michelle Horning to list Unit 17 at \$375,000; seconded by Barbara Rowley. Motion passed unanimously.

iv. Membership Survey Results:

a. Morgan Brooke led a discussion about what survey data should be released to members. Suzan suggested tweaking the survey charts to better represent the data, noting that certain categories using Net Promoter Score appeared unbalanced. Kenny said that changing the format would be manipulating the data. The board agreed that Amy would prepare data for board review before releasing it to members.



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- b. Amy reported that Big Sky Resort Area District requested survey results regarding traffic opinion. The board agreed to provide results to BSRAD.

- v. **Transportation Committee:**
Maggie discussed the need for a comprehensive traffic study due to upcoming developments in Big Sky, noting upcoming construction of units on the mountain and other developments could add thousands more units, resulting in significant traffic impacts.

Motion made by Barbara Rowley to create the Transportation Committee; seconded by Morgan Brooke. Motion passed unanimously.

- vi. **Update: Snowplow Contractor, Hydrants:**
Suzan reported that the legal committee determined they could withhold a percentage of payment from the snowplow contractor due to failure to clear fire hydrants. Kyle provided the figures. The contractor was informed but did not provide a substantive response.

- vii. **BSOA Jurisdiction Map Update:**
Suzan reported that she found jurisdiction data in the archives and sent it to Morrison Maierle. She will also provide materials from the 11x17 folders shared at the previous board meeting. She indicated that Morrison-Maierle and DMT believe this process will be straightforward, with estimates expected for the next board meeting.

Motion made Motion made by Kenny Holtz to accept Morrison-Maierle proposal for the mapping project; seconded by Barbara Rowley. Motion passed unanimously.

B. New Business

- i. **Filing Period:**
Suzan proposed establishing the filing period for board and BSAC candidates from April 1 to April 21, explaining that this allows the nominating committee time to vet candidates before their May meeting.

Motion made by Kenny Holtz to set the filing period for the month of April; seconded by George Mueller. Motion passed unanimously.

- ii. **BSRAD Bonds and Tax Renewal:**
 - a. Daniel Bierschwale presented information about upcoming ballot measures, including:



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Resort Tax Renewal: The 3% tax on luxury goods and services needs to be renewed and would extend to 2065. It provides property tax relief for services that would otherwise require property taxes.

Cold Smoke Housing Bond: A project to provide 389 new homes for the local workforce and families, including 264 apartments and 125 single-family homes, with an infrastructure bond of up to \$15 million.

Community Park Bond: A \$6.8 million bond for BSCO's park renovation, part of a \$13.1 million project to enhance and expand the community park.

Daniel emphasized the importance of voter registration by April 7 and noted that ballots will be mailed on April 18, with a suggested return date of April 28.

- b. Discussion followed about the impacts of these bonds, particularly the housing bond. Maggie raised concerns about increasing traffic and the cost of living, while David O'Connor explained that the project aims to serve existing workforce needs rather than encourage additional growth.
- c. There was discussion about including a pros and cons article on the bonds in the BSOA newsletter to educate members. A vote was taken after a debate about whether this was appropriate for the association to address.

Motion made by Maggie Good to include pros and cons of the bond issues in the newsletter and encourage members to register to vote; seconded by Barbara Rowley. Motion passed with five in favor and two opposed.

iii. **Communications:**

Amy requested clarification on the member communication policy. The board agreed that communications should go out as needed.

- iv. Annual Meeting Date – August 29, 4-6 pm: Michelle Horning proposed the annual meeting date.

Motion made by Michelle Horning to set the annual meeting date for August 29 from 4:30 to 6 PM; seconded by Kenny Holtz. Motion passed unanimously.

7. Standing Committee Reports

A. **Executive Committee:** No Meeting

B. **Legal Committee:** Meeting 03/20/25: George Mueller reported on several items:



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- i. **Lawsuit:** The attorney has been directed to explore a settlement to close the case.
 - ii. **Lone Mountain Ranch Properties Jurisdiction:** Research showed deed restrictions subject to BSOA covenants and rules. The committee decided to send their research to Lone Mountain Ranch for review.
 - iii. **Electronic notification for voting:** The committee believes that once members consent to electronic emails, that consent remains in effect until revoked. Dave Weaver will review this.
 - iv. **Hill Condo parking lot:** The legal committee determined they don't have the authority to ban snow machines or snowplows. They've reached an agreement with Hill Condos to remove RVs but allow snow removal equipment to remain during winter.
- C. **Nominating Committee:** Meeting scheduled for 04/09/25
- D. **BSAC:** Meetings on 03/06/25 and 03/20/25: No specific report provided.
- E. **Sustainability Committee:** No Meeting
- F. **Wellness District:** Meetings on 02/26/25 and 03/18/25: No specific report provided.
- G. **Benefit Big Sky (BBS):** Meeting on 03/13/25: No additional information was provided beyond earlier updates.
- H. **Strategic Planning Subcommittee:** No Meeting
8. **Other:** The next board meeting is scheduled for April 18, 2025.
9. **Adjourn:** The board meeting was adjourned at 11:24 AM.

Maggie Good, Chair