



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday February 17, 2023, at 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, February 17, 2023 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Walt Andrews, Eric Ossorio, Clay Lorinsky, and Michelle Horning. Directors in virtual attendance included Morgan Brooke, Kenny Holtz, Will Brenneke and Chair George Mueller. Ernie Chappell was in attendance as a member. Richard Fast representing Big Sky Water and Sewer attended virtually. Staff members in attendance included Suzan Scott, Lisa Hoogenboom, and Kyle Pomerence; Lisa and Kyle recorded minutes.

1. Call to Order: Vice Chair Clay Lorinsky called to order at 9:00 AM.
2. Membership Forum: No members were in attendance.
3. January 20 Meeting Minutes:

Motion made by Maggie Good to approve the January 20 Board Meeting Minutes. Motion seconded by Michelle Horning. Motion passed unanimously.

4. Finance and Audit Committee:

A. January Financials: The BSOA's finances are in good standing. The designated reserves were invested in a three-month treasury bill with a 4% yield. Performance deposits will be invested in a 6-month treasury bill.

Motion made by Maggie Good to accept the January Financial report. Motion seconded by Walt Andrews. Motion passed unanimously.

- C. Receivables & Assessments: No further comment.
- D. New Members List: No further comment.

5. Staff Report: The Communications, Outreach and Development position was recently filled. Staff are working on the Strategic Plan for Fiscal Year 2024.

6. Chairmans Report

A. Old Business

- i. Pond Project Updates

a. Water Rights: The Water and Sewer District's initial draft of the water rights agreement has been reviewed by the BSOA Legal Committee and attorney. BSOA attorney, Heidi Goettel, returned a



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red line response to that initial draft on February 13 and is waiting for a response.

b. Dewatering Site & Dredge Material: Multiple attempts to contact a representative from Big Sky Resort have been made to come up with a dredge plan and agreement for the Little Coyote Pond. The resort had previously expressed interest in the dredge material but had not followed up with WGM Group for several months. Recently, a new liaison from Big Sky Resort was introduced to formalize a plan for the dredge material.

ii. Nominating Committee Recommendations

a. Board Candidates: Two strong candidates have been recommended by the Nominating Committee to be appointed to the Board. Will Brenneke was recommended to replace John Stowe's Board of Director position and committee assignments. Ernie Chappell was recommended to fill the other vacant seat and run in the next election.

Motion made by Eric Ossorio to approve the Nominating Committee recommendations. Motion seconded by Maggie Good. Motion passed unanimously.

b. BSOA Nominating Process: Leadership from Big Sky Resort has not participated in the BSOA Board election process for several years. On-going communication with Taylor Middleton to establish Boyne's involvement in BSOA's election has been made to clear up any misunderstanding in the election process. Walt Andrews and George Mueller will meet with Taylor in the first or second week of March to go over the election process.

Motion made by Eric Ossorio to accept the Nominating Committee report. Motion seconded by Maggie Good. Motion passed unanimously.

iii. Boardroom TV, Camera, and Zoom Upgrades: All components have been purchased and the installation for the Board room upgrades will commence at the end of March.

iv. Unit C-C:

Motion made by Maggie Good to approve \$2,500 for the purchase and closing costs of Unit C-C. Motion seconded by Walt Andrews. Motion passes unanimously.



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v. Big Sky Local Government - Incorporation Effort: The effort to incorporate in Big Sky will not go forward. There was discussion about the historical efforts to incorporate which all failed due to density requirements and impacts on businesses. The BSOA Board may consider facilitating incorporation efforts in the coming years.

vi. Cascade Owners Association: The activation of Cascade Owners Association will be discussed by legal counsel and BSOA's attorney will provide their opinion. The BSOA Board will then need to vote to accept the amendment to the Cascade covenants.

7. Committee Reports

A. Executive Committee - No Meeting: *Personnel Policy, Manual Revisions*

B. Legal Committee - No Meeting: *Rainham & Kilbourn Settlements, BBS Bylaws, Pond Water Rights*

C. Nominating Committee - Meeting 02/15/23 Board Candidates, Nominating Process

D. BSAC - Meeting: 02/16/23 - *Old Joe Rope Tow; the survey confirmed encroachment into the easement, Yellowtail Project; neighbor notifications were sent out and feedback will be on the agenda for the March 2 meeting, DR Revisions; several best practices were recommended to be included in the Design Regulations for BSAC consideration.*

E. Ponds Subcommittee - Meeting: 01/27/23 - *Dewatering, Construction Contract, Water Rights*

F. Sustainability Committee - No Meeting: *Best Practices; the draft document was sent to the SC for review and the committee would like to collaborate in the community and go to BSRAD in the next funding cycle for a comprehensive community guidebook that could include the New Code of the West and expand the reach to a majority of Gallatin County, Cumulative Traffic Impact Study; the SC is looking at the feasibility of a cumulative traffic study of main arterial roads in Big Sky/Gallatin Canyon.*

G. BBS - No Meeting: *The Legal Committee will review the BBS Bylaws.*

H. Big Sky Post Office Subcommittee - No meeting: *The Post Office is extending the lease due to progress with USPS.*

8. Other:

A. Next Board Meeting - Feb 17, 2023

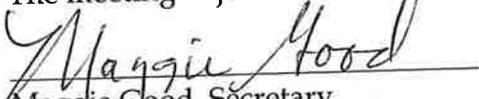


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9. Adjournment

Motion was made by Maggie Good to adjourn the meeting. Motion seconded by Walt Andrews. Motion passed unanimously.

The meeting adjourned at 10:13 am.


Maggie Good, Secretary