



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes June 19, 2015

Big Sky Owners Association Board of Directors met June 19, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton, Eric Ossorio, Kent Volosin and Gail Young. Steve Barrett, Kevin Frederick, Barb Rooney and Sharon Douglas were on the phone. Suzan Scott and Emily Pringle represented staff and Lori Wetzel was on the phone. Karl Uhlig, of WGM, joined the meeting by phone to answer questions regarding the ponds project.

1. **Membership Forum:** none
2. **Call to Order:** John Loomis called the meeting to order at 9:05 AM.
3. **Minutes:** Motion made by Steve Barrett to approve the April 17, 2015 minutes; seconded by Kent Volosin. Motion unanimously carried.
4. **Finance and Audit Committee**
  - A. April 2015 Financials - Kevin Frederick presented the April 2015 financial statements to the Board and pointed out the new CD purchased and the \$7,600 moved from reserves to the operating account to cover the new server purchase. Motion made by Kent Volosin to accept the unaudited April 2015 financial statements; seconded by Gail Young. Motion unanimously carried.
  - B. May 2015 Financials - Kevin Frederick presented the May 2015 financial statements stating that this is the last month for snow plowing expenses. He also pointed out the interest income along with design fees are above budget. Motion made by Grant Hilton to accept the unaudited May 2015 financial statements; seconded by Kent Volosin. Motion unanimously carried.
  - C. Receivables/Assessment Correspondence - Kevin mentioned that the BSOA has 7 accounts that are 365 days or older.
  - D. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**
  - E. Suzan Scott reported the Big Sky Water and Sewer water rights amendments were approved by the Water Court and also gave an update on the David Penwell interview. Mr. Penwell was the attorney for Big Sky Inc. when it was created by Chet Huntley.
6. **Chairman's Report**
  - A. Old Business

- i. BSOA Ponds Subcommittee Update – Karl Uhlig joined the meeting on the phone at 9:35 A.M to discuss the pond options.
  - a. Silverbow Pond – The Ponds Committee is working to include the Silverbow pond in the restoration process that include the use of a Solarbee to aerate the pond.
  - b. Scope of Work Proposal/Timeliness – Mike Rotar, of Respec was awarded the contract for the engineering design. Respec has sent the contract to Suzan and the Ponds Committee has reviewed it and has since requested revisions.
  - c. Grants – Suzan will be pursuing several grant funding sources including one from Fish Wildlife and Parks. Once the majority of the design work has been completed, Suzan will complete the draft grant applications
  - d. Water Court Amendment – Approved
  - e. MOU's – The Committee completed a first draft of the WSD MOU, which has since been revised by WSD. The Committee is currently waiting for additional revisions by the BSOA Water Attorney, John Bloomquist.
  - f. DNRC Water Rights Change of Application – This process needs to be stalled until the MOU is completed and signed by both WSD and BSOA
  - g. WSD/BSOA Meeting – May 18 –
  - h. Water Rights Contract Attorney – The Executive and Legal committees have approved the contract with a Helena water rights attorney, John Bloomquist. Bloomquist will review all legal documents relating to the ponds project.

\*\*\*\*\*Karl Uhlig exited the meeting at 10:25 A.M. \*\*\*\*\*

## B. New Business

- i. FY 2016 Budget – Kevin Frederick reported that the FY 2016 budget includes the final year of a 5 year contract for snow plowing services. Next February 2016, the RFP process will begin to secure new contracts for the next 5 years. Assessments will remain at \$370.00 per property. The wage and benefit section of the budget was approve by both the Executive and Finance Committee. The expenses for new computers have been factored into the budget for FY 2016. Motion made by Kent Volosin to approve the fiscal year 2016 budget as is, with no changes; seconded by Gail Young. Motion unanimously carried.

\*\*\*\*\*Lori Wetzel exited the meeting at 9:40 A.M. \*\*\*\*\*

- ii. BSCC Donation – The Finance Committee recommended decreasing the amount but keeping the \$25,000 donation to the BSCC unrestricted for FY 2016. The Board agreed with this amount as approved in the FY 2016 Budget.
- iii. Reserve Account Schedule Modification – Suzan presented a modified reserve schedule to the Board adjusting the Condominium reserve and the Road reserve to a total of \$30,000 for each category. The Ponds reserve will be reduced by \$115,000 to cover ponds expenses in FY 2016, while the operating reserve will increase by \$5,000. The Board agreed with the modifications. Grant Hilton suggested staff present the pond expenses in a table format so members can see that all expenses are expected to be covered by funds in the reserve account and grants received.

\*\*\*\*\*Steve Barrett exited the meeting at 10:30 A.M. \*\*\*\*\*

- iv. Annual Meeting & Events Subcommittee (AME) -
  - a. Chair Appointment - Motion made by Grant Hilton to appoint Eric Ossorio as the Chair of the AME subcommittee; seconded by Gail Young. Motion unanimously carried.
  - b. Meeting Update/Minutes - This years' Annual meeting will include entertainment during the reception with the hopes of increasing member attendance. It was also decided to move back the time of the Annual meeting from 1:00 PM to 3:00 PM on Sept. 4<sup>th</sup> to allow working members the opportunity to attend the meeting and reception.
  - c. Annual Meeting Agenda - The need of a presenter for the BSOA Power Point presentation is needed.
  - d. Annual Meeting Costs Proposal - Motion made by Kent Volosin to approve the Annual meeting costs as proposed by staff, seconded by Eric Ossorio. Motion unanimously carried.
  - e. Annual Ballot - A copy of the ballot was given to the Board. There ballot as presented will be sent to members.
- v. Hearing on Suspension of Voting Rights - Motion made by Eric Ossorio to set the date for suspension of voting rights to August 17, 2015, for those members not in good standing with dues assessments; seconded by Gail Young. Motion unanimously carried.
- vi. Propane Buying Pool Project Letter - It was agreed by the Board to send the propane letter to the members after updating the date on the letter.

\*\*\*\*\*Grant Hilton exited the meeting at 11:10 A.M. \*\*\*\*\*

## 7. Committee Reports

- A. Executive - The Executive Committee discussed staff compensation and benefits, election filing period and the noxious weeds support letter to Resort Tax.
- B. Legal - The Legal Committee discussed liens on foreclosed properties, jurisdiction issues for Arrowhead Lot 1-A, Mountain Village BSAC review and members in good standing vs. BSAC review.
- C. Nominations - To date, aside from the incumbent Directors who are rerunning, no additional letters of interest have been submitted for the open Board positions.
- D. BSCC - The BSCC Executive Director resigned and the new E.D. is expected to start July 23<sup>rd</sup>.
- E. BSAC - Suzan pointed out the BSAC has been very busy this last month. They had 11 projects on the docket for the meeting on June 18, 2015 and they expect to continue that trend for the next few meetings.

## 8. Other

- A. Weed Pull on June 23<sup>rd</sup> - The annual event will be held on June 23<sup>rd</sup>. The Board was invited to volunteer their time to pull weeds in support of this community wide event.
- B. The Resort Tax Allocation breakdown was included in the Board packet showing the amount of funds allocated to Big Sky organizations.

## 9. Adjourn - Meeting adjourned by John Loomis at 11:34 A.M.

The next BSOA meeting will be July 17, 2015 at 9:00A.M.

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Sharon Douglas, Secretary