



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, March 15, 2024 - 9:00 AM

The Big Sky Owners Association Board of Directors met on Friday, March 15, 2024, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included George Mueller, Vanessa MacGuire, and Kenny Holtz. Directors attending virtually included Chair Clay Lorinsky, Walt Andrews, and Michelle Horning. Staff members in attendance were Suzan Scott, Kyle Pomerence, and Emma Lawler. Lisa Chase and Katie Darrow attended virtually. Representative Jan Weber from the Little Coyote Traffic Safety Group was also in attendance.

1. Call to Order: George Mueller called the meeting to order at 9:04 AM.
2. Membership Forum: No comment was made during membership forum.
3. February Meeting Minutes: It was recommended to redact member names from the Board minutes regarding Benefit Big Sky (BBS) donors to respect the confidentiality of member donors.

Motion made by Kenny Holtz to approve minutes with redacted names of member donors; seconded by George Mueller. Motion passed unanimously.

4. Finance and Audit Committee
 - A. Financials: BSOA remains in a strong financial position. For a larger outstanding dues lien, the owners are selling the unit and plan to pay the outstanding dues in full. There will be additional small liens filed for unpaid assessments from several members. It was also reported that a treasury bill was renewed. The auditors will use a direct method for this year's audit.

Motion made by Kenny Holtz to accept the February financial report. Motion seconded by Walt Andrews. Motion passed unanimously.

- B. Receivables and Assessments: No further comment was made.
 - C. New Members List: No further comment was made.
5. Staff Report - March: In the staff report, George Mueller corrected that Morgan Brooke was also present in the traffic safety group meeting and that he was present at the BSCO/BSR meeting in March.
6. Chairman's Report
 - A. Old Business
 - i. Pond Project Updates
 - a. Funding: Fundraising efforts were discussed including submitting several grant applications to Gallatin County and other funding sources.



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- b. Water Rights Transfer: Staff met with BSCWSD staff. Their intent is to do the land exchange with Northwestern Energy before May 1st, which is specified in the WSD/BSOA agreement. Once they receive the notice of completion of the pond from WGM Group, they can move forward with the transfer and DNRC 641 form.
- ii. BBS Updates
 - a. Fundraising Efforts:
 - i. Pond – Amenities: Staff is putting together an online auction for pond amenities. BBS Board members will send personal letters to donors. It was discussed that a hard launch of BBS and the Pond could be Memorial Day weekend, but the Board was also considering July 4th as another option. Drone footage and photos for promotions will occur in the spring when grasses and willows start to turn green. The Annual Meeting was also discussed as a major fundraising window. There will be a BBS presence at farmers markets and other events throughout the summer.
 - ii. Best Practices – Sponsors of BSOA: Funding from both counties and one community partner was solidified to help cover the costs of printing and graphic design for the Best Practices Guidebook. The first draft of the booklet is almost ready.
- iii. Traffic Mitigation Efforts Updates
 - a. LC Speed Tables: Staff met with Little Coyote residents and local stakeholders such as BSCO, BSRAD (Resort Tax) and Big Sky Resort to address funding shortfalls for the speed tables and future planning of projects along Little Coyote Road. The Resort is delaying their projects in the Meadow and are not interested in financially contributing to the speed tables project, however both BSCO and BSR agreed to assist in the application process to Resort Tax.
 - i. Resort Tax Ask: Board approval is needed to move forward with a Resort Tax application to assist with funding for speed tables on Little Coyote. The application is due on March 31. It was discussed that based on their scoring system, there needs to be a funding match of either a third or half of the project of the project will lose points.

Motion made by Kenny Holtz to authorize staff to submit a Resort Tax application for speed tables and broader traffic mitigation, authorizing up to 75% of BSOA funding with a preference to only use 50% after BSOA staff has had a discussion with Resort Tax staff. Whatever the total ask, it should robustly cover the speed



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tables and broader traffic analysis in Meadow Village; seconded by Michelle Horning

Discussion: Staff will solicit support letters and additional funding from community partners and residents. There will be a follow-up with the contracted engineer to vet new locations. A traffic analysis could come out after the speed tables are installed to further assess road safety in the Meadow.

George Mueller moved to amend the motion to take out percentages and authorize staff to apply for Resort Tax funding for speed tables; seconded by Walt Andrews. Motion passes unanimously.

- ii Speed Table Location Update: Emma Lawler will work with Stahly to confirm the new speed table locations are acceptable. This will be a straightforward process that does not require a traffic study, which would further delay the project.
- iii Vance Concrete: Staff is working with Vance Concrete to see what he is comfortable with, in terms of meeting County Road requirements and completing the work this summer.
- iv. Expedite BSOA Processes: Per the memo presented, much of the BSOA Bylaws reiterate state statutes. This issue will be on the agenda for the next meeting for Board consideration.
- v. 191/64 Optimization Plan: Staff put together public comment to be submitted to the Department of Transportation regarding the 191/64 Optimization Plan. This was reviewed by the Sustainability Committee and recommended for Board approval. It was mentioned that the BSOA should stay committed to supporting further traffic studies and integrating road safety via this proposed optimization plan.

Motion made by George Mueller to approve the letter to MDT regarding 191/64; seconded by Vanessa MacGuire. Motion passed unanimously.

B. New Business

- i. RID Proposal for Snowplow: Hidden Village does not pay BSOA dues, but BSOA snowplows roads that access Hidden Village (HV). It was proposed that the RID in the area provide the snowplowing that HV would contribute to. BSOA would then reimburse the BSOA sub associations in the area for the snowplowing. There would be some cost savings to the BSOA with this proposal. It was recommended to give Hidden Village an opportunity to weigh in on the snowplowing and negotiate a dollar amount for their



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contribution. There were Board members who were not comfortable with crediting BSOA sub-associations for snowplowing services an RID would provide.

Motion made by Clay Lorinsky to authorize staff to reach out to Hidden Village and negotiate a deal with them to snowplow their roads; seconded by Kenny Holtz. Motion passed unanimously.

- ii. Facilitate New RIDs in Cascade: Some residents in Cascade Village are paying into multiple RIDs and some are not. Sam Luedke, Compliance Manager proposed that instead of creating a Global RID, BSOA helps facilitate the creation of RIDs for roads without an RID. The Mountain Village has high density, low milage areas so it may be best to approach residents in smaller clusters. Each RID has a 15 to 20-year longevity and plan.

Motion made by George Mueller to direct staff to obtain more research regarding the RID amendments for the Mountain Village and produce a concrete proposal for the Board to consider at a later meeting; seconded by Kenny Holtz. Motion passed unanimously.

Motion made by George Mueller to go into Executive Session; seconded by Clay Lorinsky. Motion passed unanimously.

*****The Board went into executive session at 10:59*****

*****The Board went out of executive session at 11:33*****

Motion made by Clay Lorinsky to move out of Executive Session; seconded by Walt Andrews. Motion passed unanimously.

Motion made by Clay Lorinsky to require members to provide a request form for any data collected from the mobile driver feedback sign per the existing resolution and give staff the authority to approve the request form with the condition that a BSOA watermark be added to the data; seconded by George Mueller. Motion passed unanimously.

7. Standing Committee Reports

A. Executive Committee: No Meeting

B. Legal Committee – No Meeting/*Remote Dealings: LC Pond Water Rights Transfer, Old Joe Rope Tow, Rainham, Kilbourne Compliance, Docs Vs BSOA, Jurisdiction Issues, Interpretation of Cascade Covenants.* No further action was taken. A site visit at Old Jow Rope Tow will be scheduled for Spring.



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- C. Nominating Committee: TBD – *Greg Clark’s Resignation from BSAC*: There is need to have an NC meeting to replace the vacant seat on BSAC. Another Board member is preferred, however, no Directors volunteered.
- D. BSAC – *Meetings: 03/07/24; 03/14/24*, both meetings canceled for March. The BSAC received emails from a resident contesting the fines against her. If someone wants to appeal an action regarding fines, there is an appeal process. The shed issue will be sent back to BSAC for a final decision.
- E. Ponds Subcommittee – No Meeting: No further discussion.
- F. Sustainability Committee: No Meeting – *Sponsorships for the Best Practices Publication, 2025 Strategic Planning for Sustainability Projects and Efforts*: No further action was taken.
- G. Wellness District – *Meetings: 02/13/24 - Validity of Petition Submitted, Next Step, Attorney Fees*: The Board authorized up to \$5000 for this effort; however, only \$2500 would be needed to cover the shortfall.
- H. Benefit Big Sky (BBS) – *Meeting: 02/22/24; 03/14/24 - Fundraising Efforts, Naming Rights, Donations*: No further comment.

Next Board Meeting – April 19th.

8. Adjourn: Meeting adjourned at 12:22 pm.

George Mueller, Secretary