



BIG SKY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date: October 17, 2025

Location: BSOA Board Room & via Zoom

I. Call to Order

The meeting was called to order at 8:35 a.m. by Chair Maggie Good.

II. Attendance

Present: Maggie Good, Kenny Holtz, Barbara Rowley, Ernie Chappell, Michelle Horning, Vanessa McGuire, Les Hopper, Sarah Turner-Malhotra, Joe Swiatek

Staff: Holly Coltea, Lisa Chase, Kyle Pomerence

A quorum was established.

III. Approval of September 19, 2025 Minutes

Motion: To approve the September 19, 2025 board meeting minutes.

Outcome: Approved unanimously.

IV. Current Business

- A. *Welcome & Introductions of our Board:* Holly reviewed the new Board packet and asked Sarah Turner-Malhotra and Joe Swiatek, our 2 new Board members, to introduce themselves.
- B. *FY 2025-26 Committee Assignments:*
 - a. Discussion around the role of the Executive & Legal committee. Kenny Holtz brought up the fact that these 2 committees should meet seldomly. Barbara

Rowley expressed her opinion that the Executive Committee should rarely meet and leave all HR/Personnel issues to the Executive Director.

- b. Discussion around the fact that all new Board members should serve on Finance committee to gain a greater understanding of the BSOA operations. *Motion:* Ernie Chappell made a motion to pass the committee assignments as is. Les seconded. Motion passed unanimously.

Board Recording on BSOA Website:

- c. Holly reintroduced the idea of having Board recordings publicly posted on the BSOA website. Based on a recent Legal opinion as well as MGC1 opinion, she advised that we post these recordings behind a password-protected website on MGC1 only.
- d. Discussion about posting only minutes vs. a password-protected website. Several were in favor of posting minutes only.
- e. Finally, Board voted on the following:
 - i. Password-Protected Zoom recordings: There was a motion to post recording for 30 days on a password-protected site. Motion passed with 6 of 9 voting to approve.
- f. *RID Updates:*
 - i. Holly/Sam working on Two Moons & Little Coyote Bridge RIDs with Morrison-Maierle. Waiting on M-M to develop ownership list for Holly to begin communicating to relevant owners.
 - ii. Holly/Sam working on Sprucewood and Pinewood Hills RID with Morrison-Maierle. These are the last 2 streets in Gallatin County that are not in an RID. There are 9 owners here that will need to vote on bringing their streets into an RID.
 - iii. Holly/Sam working on a Global RID with Gaston Engineering. Holly will begin communicating with relevant homeowners to educate them about what an RID is and why BSOA would like to create a Global RID in the Madison County portion of Big Sky.

C. BSOA Compliance Resolutions:

- a. Staff presented four (4) BSOA Compliance Resolutions for Board consideration; two (2) new polices and two (2) amended policies:
 - i. NEW - Dark Sky Compliance Resolution
 - ii. NEW – Noxious Weed Management Resolution
 - iii. EXISTING POLICY AMENDED – Parking Rules and Enforcement
 - iv. EXISTING POLICY AMENDED - Trash Restrictions, Bear Feeding & Enforcement

- b. The purpose of creating and/or modifying the resolutions is to create a mechanism for staff to manage habitual compliance matters independent of the Board and the Enforcement Resolution. The four resolutions provide a clear and reasonable path for staff to follow, which the Board may weigh in on if/when they deem necessary.
- c. The resolutions would apply to the BSOA jurisdiction regardless of BSAC membership.

Staff to make minor edits, elaborate on the Dark Sky Compliance Resolution and Noxious Weed Resolution, in addition to providing clarification on the timing of member notifications.

Motion tabled for edits and Board Review.

D. Aspen Leaf Sale:

- a. Holly updated the Board that the apartment is slated to close on 11/7 for the asking price of \$375,000.
- b. There is a list of items that need to be repaired. Holly informed the Board that she and the listing agent, Kirk Dige, are working through this list with Handy Randy. At most, we will deduct \$1,000 from sale price at closing to resolve these issues.

E. Jurisdiction Map:

- a. Holly updated the Board the next draft of the BSOA/BSAC jurisdiction map will be ready on Tuesday, October 21. She let the Board know to reach out with any questions or if they would like to be involved with this project.

F. Reserve Amount:

- a. Holly received a recommendation from Reserve Advisors stating that our reserve accounts should cover the following 2 items:
 - i. BSOA building: \$180,000 for building interior and exterior
 - ii. Pond restoration:
 - 1. \$700,000 for sediment removal
 - 2. \$275,000 for shoreline restoration
 - iii. No discussion or decisions were made regarding this recommendation.

G. Car for BSOA site visits

- a. Holly recommended to the Board that we purchase a car for the BSOA to do site visits.
- b. Board approved a \$30,000 car purchase.

- c. Ernie Chappell made a motion to approve the purchase of a \$30,000 car. Barbara Rowley seconded it. Motion passed unanimously.
- d. Next steps: Holly to cost out insurance and gas estimate and present at next Finance Committee meeting.

H. Snowplow Project

- a. Brad Niva, CEO of Big Sky Chamber of Commerce, requested that BSOA pitch in \$3,937.50 as a one-time cost for MDT snowplow housing in Big Sky. Providing housing for a dedicated snowplow staff member in Big Sky will ensure the Big Sky portion of 191 and Lone Mountain Trail are plowed in a timelier fashion.
- b. This MDT employee will have intimate knowledge of our roads, and it is the Chamber's intent to also encourage him to repair potholes as needed.
- c. Ernie Chappell made the motion to approve this expense. Kenny Holtz seconded. Board unanimously voted to approve this spend.

I. Big Sky Resort Weddings:

- a. Mike Bergin, Director of Group sales from Big Sky Resort, presented to the Board about the future wedding and event venue next to the Bunker on the Big Sky Resort Golf Course. This is a new idea that the Resort wanted to get in front of the BSOA Board. Mike will stay in close touch with Lisa Chase, the BSOA Architectural Review Manager, as things materialize.

J. Committee Reports: Due to the Joint Transportation Task Force meeting at 10am, there were no Committee Reports.

V. Meeting Adjournment

The meeting was adjourned at 10:01am by Chair Maggie Good.