



# BIG SKY OWNERS ASSOCIATION

## Board of Director's Meeting Minutes -

Big Sky Owners Association Board of Directors met on September 20<sup>th</sup>, 2019 at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: Gary Walton, Gail Young, Maggie Good, Kevin Daily, Eric Ossorio, and John Gladstein. Attending by phone: Phillip Chadwell. Suzan Scott and Steve Anderson represented staff. Whitney Smith was present to record minutes.

1. Membership Forum: Brian Wheeler was in attendance to represent Boyne and the BSAC. It was suggested that the Board work with BSAC to improve communication and work more effectively together.
2. Call to Order: Gary Walton called the meeting to order at 8:19 a.m.
3. Minutes: Board Meeting - August 20<sup>th</sup>, 2019

**Motion made by Eric Ossorio to approve the August 20th Board minutes subject to typographical errors corrected by Maggie Good and reviewed by Suzan Scott. Seconded by Maggie Good. Motion Approved.**

**Motion made by John Gladstein to approve the minutes from the September 10, 2019 Special Board Meeting. Seconded by Gail Young. Motion Carried.**

4. Finance and Audit Committee:
  - A. August Financials - There was discussion about a few specific items in the August financials. Thereafter, the Board accepted the August financials.
  - B. Opportunity Bank CD Matures - The Board also discussed giving the Financial Committee the authority to reinvest BSOA restricted funds without first having to get approval from the Board.

**Motion made by Gail Young to give the Financial Committee the authority to reinvest BSOA funds into an approved financial vehicle. Seconded by Eric Ossorio. Motion Carried.**

- C. Lien Release - N/A
  - D. Receivables & Assessments - Board discussed a couple of past issues. Nothing new to report.
  - E. Collections Request - N/A
  - F. New Member List - 18 new property owners were recorded.
5. Staff Report: August Report
  - A. No discussion, no questions from the Board. Suzan Scott noted that all projects and issues as presented were current to-date or will be discussed later under Old Business.
6. Chairman's Report:
  - A. Old Business -



- i. Northwestern Energy Agreements -Gary Walton updated the Board on the agreement process. With recent Board approval, BSOA now needs to sign the agreements, which will then be sent back to NWE for its signature. Further discussion was held on the issue but there was nothing further to report.
  - ii. Project Updates:
    - a. Traffic Calming Measure - Nothing to report.
    - b. SGH Covenant Amendment Update - Suzan reported that Staff is continuously receiving ballots and noted that the deadline for ballots to be received is September 30, 2019. At that time, the final votes will be tallied, ballots validated and election results posted.
    - c. MadCo Emergency Egress Update -Director Maggie Good and John Leeper, of the Advisory Committee, gave history on this issue. Maggie Good is expecting a list of all construction projects approved by Madison County in Cascade Subdivision and on the mountain, which will be distributed once received.
  - iii. Annual Meeting Wrap-Up - There was discussion on how the Annual Meeting went. Aside from the meeting going too long, the Board felt it went well, A couple of suggestions were given to Staff to focus on to improve the event and attendance for next year.
- B. New Business -
- i. Certify Election Results - Suzan Scott reported that the Legal Committee clarified a couple of election items at its recent Committee meeting. It was also reported that Secretary Maggie Good validated the ballots at the BSOA office. The Board discussed a couple of ways to make counting the ballots more efficient. Scott also reported that Grant Hilton, Gary Walton, Jim Glowacki, and John Gladstein were elected to the Board and the Bylaw amendments passed.

**Motion made by Gail Young to approve the Election Results, and ballots validated by Secretary Maggie Good. Maggie Good Seconded. Motion Passed.**

- ii. Board Retreat - The Board discussed a Board Retreat off campus that would include a presenter/facilitator. Gary asked the Board to authorize Suzan to begin planning the Board Retreat. With verbal go ahead, it was felt no motion was needed. After the Board Retreat, it was suggested a joint Board/ BSAC get together be planned as well.

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- iii. FY 2020 BSOA Contact Information – The Board was presented a draft of the FY 2020 BSOA Contact Information to review for accuracy. Noting a couple of edits, Staff will distribute the edited version.

7. Committee Reports:

A. Executive Committee – *Special Board Meeting*

- i. No further discussion on this topic as it was already discussed under Old Business in the Chairman’s Report.

B. Legal Committee –

- i. *NWE Substation* – No further discussion on this topic.
- ii. *Wetlands Disturbance* – The Board discussed the issue surrounding the disturbance in Aspen Groves, as well as additional compliance issues reported to Staff
- iii. *Cascade Variance* – The Board was updated on the status of this topic. No further discussion.
- iv. *Election Ballots* – No further discussion was held.
- v. *Vancos* – The new Board members were given a history on this topic. No further discussion.

C. Nominating Committee –

- i. Meeting has been scheduled for 09/26/2019
- ii. *Call to Service Forms* – Suzan requested that Directors get their Call to Service forms into her by September 24<sup>th</sup>, 2019, for consideration of the Nominating Committee meeting. No further discussion.

D. Strategic Planning Subcommittee – *N/A*

E. BSCO – Nothing new to report.

F. BSOA Advisory Committee –

- i. *MadCo Egress* – Representing the BSOA Advisory Committee, John Leeper advised the Board to request Madison County provide a written Big Sky emergency plan since currently, there is no plan in place. The Board also discussed how Madison County emergency services plans on informing homeowners if an emergency occurs.
- ii. *BSOA Perception* – John Leeper mentioned a get together between the Board and BSAC to socialize at a cocktail party, to exchange ideas and communicate in an outside venue was a good way to enhance perception.

G. BSAC – Nothing to report.

H. BSRAD Advisory Committee – Phillip Chadwell has been attending the Big Sky Resort Tax Advisory Committee and reported a questionnaire was sent out for all community members to fill out. After some review, Directors noticed there were not enough questions related to controlling growth in Big Sky. No further discussion.



\*\*\*\*\* Phillip Chadwell left the meeting at 11:08 AM\*\*\*\*\*

8. Other: N/A
9. Adjourn: With nothing further to discuss, the meeting adjourned at 11:41 a.m.

Attendance Summary: Except as noted, all Directors were in attendance for the duration of the meeting.

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Maggie Good, Secretary