



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes September 4, 2015

Big Sky Owners Association Board of Directors met September 4, 2015 at 12 PM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Eric Ossorio, Barb Rooney, Steve Barrett, Kevin Frederick, Sharon Douglas, Grant Hilton and Kent Volosin. Unable to attend was Gail Young. Suzan Scott and Lori Wetzel represented staff. Mike Rotar and Jeff Dunn from RESPEC and Karl Uhlig from WGM Group joined the meeting to discuss the pond project.

1. **Membership Forum:** None
2. **Call to Order:** John Loomis called the meeting to order at 12:08 PM.
3. **Minutes:** Motion made by Steve Barrett to approve the July 17, 2015 minutes; seconded by Barb Rooney. Motion unanimously carried.
4. **Finance and Audit Committee**
  - A. July 2015 Financials – Kevin Frederick presented the July 2015 financial statements to the Board with no concerns. Motion made by Steve Barrett to accept the unaudited July 2015 financial statements; seconded by Kent Volosin. Motion unanimously carried.
  - B. Receivables/Assessment Correspondence – Kevin Frederick stated that the accounts receivable balances are looking good as we head into the next fiscal year end.
  - C. Lien Requests - None
  - D. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**
  - E. Suzan Scott asked the Board if they had any questions regarding the July and August staff reports as submitted in the Board packet. No concerns or issues were expressed.
6. **Chairman's Report**
  - A. Old Business
    - i. BSOA Ponds Subcommittee Update – Kevin Frederick presented the pond update to the Board discussing the pond budget for this year and next year, stating that the BSOA will be over budget on pond expenses for this year and the WGM Group budget will be exceeded next year due to extra water rights issues.
      - a. Silverbow Pond – The Silverbow pond will be off-stream and will need an artificial aeration device to ensure the pond will be habitable for fish.
      - b. Little Coyote Pond – The Little Coyote Pond will be taken off-stream and will have the depth increased to between 10 and 14 feet for an optimum fish habitat per Mike Rotar. Mike presented possible designs for both

ponds and the revised stream route. Steve pointed out the necessity of ongoing maintenance to ensure algae and moss growth are under control and Kevin stated that a beaver maintenance plan will also be discussed at a later Board meeting.

- c. MOU Update - WSD & Silverbow; Boyne, BSCC and Crail Creek - The MOU's are still in process. The final MOU for the Water and Sewer District will be voted on by the Executive Committee per a motion made at the last Board Meeting.
- d. Ponds Design - Mike presented preliminary design plans for both ponds but stated that final plans are still in process.
- e. To Date Ponds Expense Report - Kevin will present to the Board each month an update of the pond expenses compared to budget complete with a running balance of all expenses spent on the project inception to date.
- ii. Propane Consortium Wrap Up - The BSOA received much interest in the consortium with 92 members completing the application form. The winning bid was Montana Energy Alliance with a cost for the 2015-2016 winter season of \$1.04 per gallon.
- iii. Proposed/Approved BSOA 501(c)3 - Kent Volosin presented to the Board his view point regarding the BSOA creating a separate 501(c)3 to fund raise for many different Big Sky projects. Some of the Board members were concerned about fallout from other fund raising organizations in the community. Kevin asked for a presentation to be given at the next Board meeting summarizing the positives and negatives and also the cost of creating a new 501(c)3 so the Board can make a more informed decision regarding this issue.

#### **B. New Business**

- i. BSAC Procedure Resolution Revision - The BSAC passed a new resolution regarding members who are not in good standing in any fashion; such as a member who owns 2 or more properties and the dues is unpaid on one or more of those properties or a member who is involved in a compliance violation; that member may not participate in any BSOA member benefit or receive BSAC review. Motion made by Steve Barrett to accept the new BSAC resolution regarding members who are not in good standing in any fashion; seconded by Grant Hilton. Motion unanimously carried.
- ii. Annual Meeting & Reception Update-
  - a. Presentations - The Board agreed to the Annual Meeting presentations of the history of the BSOA and the ponds presentation.
  - b. Annual Meeting Q & A Prep - Per Steve Barrett, he felt he was prepared for the question and answer session of the annual meeting.

#### **7. Committee Reports**

- A.** Executive - None
- B.** Legal - Cascade Ridge Development and the BSAC Procedure Resolution.
- C.** Nominations - To date, there have been 3 candidates running for the 3 open positions. No other nominations were received.
- D.** BSCC - The BSCC has a new Executive Director, Ciara Wolfe who joined the BSCC in July. The annual gala was very successful exceeding the budgeted expectation.
- E.** BSAC - The BSAC has processed many final reviews during the previous months and has continued to be busy into late summer. Casey Drayton is doing a great job for the BSAC and has been a valuable asset to the BSOA team.

#### **8. Other - None**

**9. Adjourn** – Meeting adjourned by John Loomis at 2:15 P.M.

The next BSOA meeting will be October 16, 2015 at 9:00 A.M.

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Sharon Douglas, Secretary