



## BIG SKY OWNERS ASSOCIATION

### Board of Director's Meeting Minutes February 20, 2015

Big Sky Owners Association Board of Directors met February 20, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton and Eric Ossorio. Barb Rooney, Steve Barrett, Kevin Frederick and Sharon Douglas were on the phone. Unable to attend were Gail Young and Kent Volosin. Suzan Scott and Lori Wetzel represented staff.

1. **Membership Forum:** none
2. **Call to Order:** John Loomis called the meeting to order at 9:04 AM.
3. **Minutes:** Motion made by Sharon Douglas to approve the January 16, 2015 minutes; seconded by Eric Ossorio. Motion unanimously carried.
4. **Finance and Audit Committee**
  - A. January 2015 Financials - Kevin Frederick presented the January 2015 financial statements and he found nothing of concern. Kevin stated the Lone Mountain Ranch ski pass income is comparable to last year's income. Motion made by Steve Barrett to accept the unaudited January 2015 financial statements; seconded by Sharon Douglas. Motion unanimously carried.
  - B. Receivables/Assessment Correspondence - The Board discussed member account 00731 which was sold last year resulting in unpaid dues owing on the property. The Board agreed to write off the dues allocated to the previous owner because the property was in foreclosure at the time of sale.
  - C. Lien Requests - The Board authorized staff to place a lien on account 00759 and start the lien process with account 20205.
  - D. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**
  - E. Suzan Scott had an update from the February Big Sky Water and Sewer meeting stating that all notifications to downstream users have been completed with no objections to date. The next item on the water rights agenda is the point of diversion which will be a year-long process to complete. Suzan is applying for a Fish and Wildlife Community Grant to repair and restore the fisheries, wildlife and riparian habitat of the community pond in Big Sky. The Board asked Suzan to make this a priority item due to the benefit for the entire Big Sky Community. Suzan shared information with the Board regarding the relocation of the community recycling bins. It was suggested by Grant Hilton that the BSOA take an active part in procuring a new site for the recycle bins and if that is not feasible, a possible negotiation with Republic Services for curb side bins at each property. Eric Ossorio asked

about the TEDD support letter and if it had been mailed. Suzan stated the letter had been sent.

## 6. Chairman's Report

### A. Old Business

- i. Nominating Committee Charter Revisions – Staff revised the nominating committee charter per the recommendations from Gail Young at the last Board meeting. The revised Charter was sent to the Legal committee for review and both Steve and Kevin feel the document is complete and is now consistent with the language found in the BSOA Bylaws. Motion made by Sharon Douglas to approve the final revision of the Nominating Committee Charter, seconded by Grant Hilton. Motion unanimously carried.
- ii. Strategic Plan 2015 – Membership Input – The results of the membership survey have been tabulated and presented to the Board who decided the next step is to give the results to the Strategic Planning sub-committee. The sub-committee will prioritize the projects and make a recommendation to the Board for approval. The sub-committee will also decide how to present the survey results on the web site. The BSOA staff will then move forward with implementing the projects as approved by the Board.
- iii. Restructure Assessments – Update – Suzan and members of the Board are going to arrange a meeting with Mr. Bob Torter to discuss the results of the assessment proposal that was presented to the Board in December 2014.
- iv. Community Living Manual – The Board thanked Kent for working so closely with staff to present a draft of the community living manual. A few ideas were presented to enhance the manual. Eric would like a section pertaining to pets and the responsibility of each owner to pick up after their animals. It was suggested that staff pursue the possibility of adding additional dog waste stations throughout the meadow. Grant had a suggestion to add in the manual the BSOA dues structure which would include a high level breakdown of spending as long as we do not have duplicate information in the new member packet. Staff has since reviewed the current new member packet and the dues structure is not included in the packet. Another major topic of concern was community recycling. After the decision is made to relocate the recycle bins in Big Sky, have curb side recycling for each residence or the relocation of the bins to Bozeman, the Board would like a section in the manual to inform members of recycling locations and procedures. Barb asked that information about the Warren Miller Performing Arts Center be added to the manual. Per John Loomis, the completion of the community living manual is a high priority item for staff.

### B. New Business

- i. CDAR's/New Office Server/Computers – The warranty on the existing server will expire in April so it was presented to the Board to purchase a new server from the funds in the computer reserve. Grant would like the IT person to have at least one more bid on the equipment pricing before making the purchase to be sure the pricing is competitive. Motion made by Grant Hilton to transfer \$7,262 from restricted funds when the CDAR account renews on April 3, 2015 with the condition that a second bid is received for the equipment costs, seconded by Eric Ossorio. Motion unanimously carried.

- ii. Cease and Desist – The BSAC and the legal committee asked the Board to consider a cease and desist policy to give the BSAC authority to act if a compliance violation arises. The Board asked for outside counsel to create the document and the process to serve the document and give the completed document to the Legal Committee for review before presenting to the Board for approval.
- iii. Enforcement Resolution –A proposal was given to the Board asking them to accept the revised language in the BSOA enforcement procedure resolution which now requires a “super-majority quorum” to be changed to a “simple majority quorum”. Motion made by Sharon Douglas to approve the change in the BSOA enforcement procedure from a “super-majority quorum” to a “simple majority quorum” seconded by Steve Barrett. Motion unanimously carried.
- iv. Reschedule March Meeting to the 13th – The Board decided to leave the next Board meeting scheduled for March 20, 2015 because the majority of the Board members arrange their calendars around the set yearly schedule.

## 7. Committee Reports

### A. Executive – None

\*\*\*\*\* Sharon Douglas exited the meeting at 10:30 AM\*\*\*\*\*

- B. Legal – The Legal Committee met on February 18, 2015. All discussion points at the meeting were covered on the agenda this month.
- C. Nominations – None
- D. BSCC – The BSCC will hold their annual meeting Monday, February 23<sup>rd</sup> and will be electing a new Board member. They are also working on revising their Bylaws, finding a director for Camp Big Sky and deciding on summer projects.
- E. BSAC – The BSAC is working on enforcement issues and dealing with member compliance issues.

## 8. Other

### A. None

## 9. Adjourn – Meeting adjourned by John Loomis at 10:37 A.M.

The next BSOA meeting will be March 20, 2015 at 9:00A.M.

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Sharon Douglas, Secretary