

## **BIG SKY OWNERS ASSOCIATION**

Board of Directors Meeting Minutes

Date: September 19, 2025

Time: 9:00 a.m.

Location: BSOA Board Room & via Zoom

### **I. Call to Order**

The meeting was called to order at 9:00 a.m. by Chair Maggie Good.

### **II. Attendance**

Present: Maggie Good, Kenny Holtz, Barbara Rowley, Ernie Chappell, Michelle Horning, Vanessa McGuire, Les Hopper, George Mueller, Joe Swiatek

Staff: Holly Coltea, Lisa Chase, Kyle Pomerence, Amy Gitchell

A quorum was established.

### **III. Approval of August 22, 2025 Minutes**

Motion: To approve the August 22, 2025 board meeting minutes.

Outcome: Approved unanimously.

### **IV. Motion to Publish Meeting Recordings**

Motion: To publish recordings of regular board meetings on the BSOA website for member access.

Discussion: Board discussed transparency versus potential legal risks of publishing recordings. Some members noted that other local boards (e.g., School District, Resort Tax) publish their meetings, while others expressed concern about misinterpretation of recorded comments and long-term retention.

Amendment: To publish and retain meeting recordings for six (6) months, after which they will be deleted.

Motion by: Kenny Holtz

Seconded by: Barbara Rowley

Outcome: Motion passed.

## **V. Election of Officers and Committee Chairs (FY2026)**

Discussion: The nominating committee presented the proposed slate of officers and committee chairs. Debate centered on timing of appointments relative to newly elected board members and on the size and authority of the Executive Committee.

Motion: To approve the Executive Committee and officer slate with the following changes:

- Maggie Good – Chair
- Michelle Horning-Vice Chair
- Kenny Holtz – Treasurer
- Barbara Rowley – Vice Chair

Motion by: Michelle Hornig

Seconded by: Barbara Rowley

Outcome: Approved.

Note: Broader committee assignments (Finance, Legal, Transportation, etc.) were tabled until the next meeting.

## **VI. Appointment of BSAC Representatives**

Motion: To appoint Les Hopper, Vanessa McGuire, and George Mueller as board representatives to the BSAC Committee, with John Seeley continuing as Chair.

Outcome: Motion carried unanimously.

## **VII. Aspenleaf Drive Property Listing**

Motion: To approve listing the Aspenleaf Drive unit for \$375,000 with a 6% commission.

Discussion: Debate on pricing; members emphasized fiduciary responsibility to the membership. Higher listing price was recommended to better reflect market conditions.

Motion by: Kenny Holtz

Seconded by: Vanessa McGuire

Outcome: Motion carried unanimously.

## **VIII. Reserve Study**

Discussion only (no motion): Holly reported that Reserve Advisors provided a \$4,500 estimate but advised delaying the study until after pending RID and pond projects are completed, as BSOA's assets are not yet sufficiently defined. Holly to deliver a rough estimate from Reserve Advisors as to how much the BSOA should hold in reserve accounts.

### **IX. Staff Recognition**

Holly announced Sam's third anniversary as Compliance Officer and thanked him for his continued service.

### **X. Adjournment**

There being no further business, the meeting was adjourned at approximately 11:00 a.m.

Minutes prepared by: Holly Coltea, Executive Director

Approved by the Board on: October 17, 2025