



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes July 17, 2015

Big Sky Owners Association Board of Directors met July 17, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Eric Ossorio, Barb Rooney and Gail Young. Steve Barrett, Kevin Frederick, and Sharon Douglas were on the phone. Unable to attend were Grant Hilton and Kent Volosin. Suzan Scott and Lori Wetzel represented staff. Brian Wheeler, Kevin Germaine and Kristina Calavrese joined the meeting for the membership forum.

1. **Membership Forum:** Brian Wheeler, Kevin Germaine and Kristina Calavrese joined the meeting to ask the Board if the BSOA would partner with them for a community and communication outreach to our members to help share the master plan of development between Boyne Inc. and Lone Mountain Land Development. Brian and Kevin asked to be added to the agenda for the next Board Meeting to discuss the overall development plan with the Board, which they were granted. Brain, Kevin and Kristina exited the meeting at 9:20 AM.
2. **Call to Order:** John Loomis called the meeting to order at 9:20 AM.
3. **Minutes:** Motion made by Eric Ossorio to approve the June 19, 2015 minutes; seconded by Barb Rooney. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. June 2015 Financials - Kevin Frederick presented the June 2015 financial statements to the Board and pointed out that our fiscal year is 75% complete, new performance deposits were high in June, review fees are much higher than budget and the pond expenses will be over budget for this fiscal year due to pond activity progressing more quickly than expected. Motion made by Barb Rooney to accept the unaudited June 2015 financial statements; seconded by Gail Young. Motion unanimously carried.
 - B. Receivables/Assessment Correspondence - Kevin Frederick stated that the accounts receivable balances are in good shape and being worked by Lori on a consistent basis.
 - C. Lien Requests - Lori asked the Board to place a lien on the following past due accounts: 11002, 01319, 00510, 04443, 10511, 00510, 08025 and 0901240-C. Motion made by Barb Rooney to place a lien on the members who are listed above if they have not paid by August 1, 2015; seconded by Eric Ossorio. Motion unanimously carried.
 - 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 staff report 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.
 - a. Silverbow Pond – Well, Groundwater Application – Kevin stated at the BSOA will not be using the Silverbow well as a water source when we apply for the water rights application.
 - b. Timeliness/ Cost Distribution – Suzan presented a timeline and cost matrix to the Board.
 - c. WSD & Silverbow Revised MOUs – The Silverbow MOU is complete and ready to be approved. Motion made by Kevin Frederick to accept the Silverbow MOU as presented; seconded by Barb Rooney. Motion unanimously carried. The MOU for the Water and Sewer District requires a few minor alterations before it is complete. Motion made by Kevin Frederick to delegate authority to the Executive Committee to approve the MOU after the changes have been completed; seconded by Sharon Douglas. Motion unanimously carried.
 - d. DNRC Water Rights Change of Application – On hold
 - e. RESPEC Contract – Finalized – Motion made by Kevin Frederick to approve the RESPEC contract; seconded by Gail Young. Discussion consisted of a question by Barb Rooney asking when the construction would begin and she was told it should start by next summer. It was also stated that the RESPEC contract can be canceled if the project does not proceed as planned. Motion unanimously carried.
- ii. Propane Consortium Update – The BSOA has received a lot of interest in the propane consortium. At the current time, 37 single family home owners have completed the enrollment form. The condominium owners must have their specific condominium Boards approve joining the consortium so many of these members may not be able to be part of the consortium this year but Lori will follow up for enrollment next year.
- iii. Weed Pull Wrap-Up – John Loomis reported that 570 pounds of weeds were collected this year compared to 400 pounds from last year's weed pull due, in part, to a strong participation by the Yellowstone Club. The barbeque, sponsored by the BSOA, was well attended. The BSOA is proud to help support Jennifer Mohler in her effort to control the noxious weeds in the Big Sky Community.

*****Kevin Frederick exited the meeting at 10:00 A.M. *****

B. New Business

- i. Annual Meeting & Events Subcommittee (AME) – Subcommittee chairman, Eric Ossorio, announced that booths would be set up in the north dining room for community interests to share their ideas and events with our members. Steve Barrett pointed out that the BSOA does not necessarily endorse these community interests but we are allowing them to participate in our annual meeting for member knowledge and information.
 - a. Annual Meeting Update – The annual meeting will be held on September 4, 2015 at 3:00 p.m. The annual meeting agenda was given to all presenters with the time limits specified for each speaker.
- ii. Scheduled Board Meetings – August, September – Motion made by Barb Rooney to cancel the scheduled August and September Board Meetings and schedule one

Board Meeting on September 4th starting at noon with lunch being served; seconded by Eric Ossorio. Motion unanimously carried.

iii. Name of BSOA 501(c)3 – Gail Young presented to the Board the process to create a 501(c)3 with the first step being the choice of a name. She asked the Board for naming ideas taking into consideration the following:

- Meaningful for people in the community
- Relevant
- Distinctive
- Sustainable
- Visual
- Understandable – Pronounceable
- A domain available for the chosen name

After some discussion by the Board members, it was decided to visit this agenda item again at the next Board meeting when Kent Volosin will be present and the Board can discuss how the 501(c)3 would benefit the Big Sky Community.

*****Barb Rooney exited the meeting at 10:35 A.M. *****

7. Committee Reports

- A. Executive – The Executive Committee discussed staff compensation.
- B. Legal – None
- 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. They will be holding their annual event on August 15th and they have secured approval for the art coverings on the electric boxes.
- E. BSAC – The BSAC has processed many final reviews during June and July and has granted approval for short term storage of 2 cabins in the Hill Condo overflow parking lot.

8. Other

- A. There will be a community forum on the Big Sky Medical Center with Kevin Pitzer on July 21 @ 4 p.m. at the Huntley dining room.

9. **Adjourn** – Meeting adjourned by John Loomis at 11:55 A.M.

The next BSOA meeting will be September 4, 2015 at 12:00P.M.

Sharon Douglas, Secretary