



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes -- March 17, 2017

Big Sky Owners Association Board of Directors met March 17, 2017 at 9 am at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included: John Loomis, Gary Walton, Eric Ossorio, Barb Rooney, Sharon Douglas, Gail Young. On the phone was Kevin Frederick. Suzan Scott and Steve Anderson represented staff. Paula Alexander was present to record minutes.

1. Membership Forum: None
2. Call to Order: John Loomis called the meeting to order at 9:03 am.
3. Minutes:
Motion made by John Loomis to approve February 17, 2017 minutes. Amendment to February minutes that Kent Volosin was NOT present on the phone. Motion to approve minutes seconded by Gary Walton. Motion unanimously carried.
4. Finance and Audit Committee:
 - A. February Financials – Kevin Frederick presented the February financial statements and stated that as of February, the BSOA is 42% through the year, noting that expenses are in line for this time of year and all looked in order. There was a \$76,000 expenditure thus far that included typically high snow plow expenses, but no concerns were expressed.
Gail Young posed a question about pay-out (vacation and sick leave) for Lori and Casey and how that reflected on February financials. Suzan Scott responded that those pay-outs were completed in February which will be reflected in the March statement where the accumulated vacation and sick pay will decrease.
Additional discussion was held about changing the name of the new Profit/Loss spreadsheet to “Revenues & Expenditures.”
LMR season pass sales are approximately \$12,000 short compared to last year, which is attributed to the income that they bring in on location and will pay to BSOA at the end of season.
 - B. Accounts Receivables – Discussion regarding receivables included last year's collections versus this years, and it was concluded that our deficit from outstanding membership dues is actually a small amount as there are only approximately 30 accounts which have not been paid to date. Steve will be addressing these outstanding issues over the next month.

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- C. Lien Requests – None
 - D. Collection Requests – None
 - E. Membership – There are 15 new members reported, including one from the UK.

***** Steve Anderson left the meeting at 9:28am. *****

- 5. Staff Report – See chart on Page P37 for hours of Staff.
- 6. Chairman’s Report
 - A. Old Business
 - i. Little Coyote Bridge Subcommittee Report:
 - a. The first draft of the Little Coyote Projects Committee Charter that includes an agreement between BSOA, BSCO and WSD was received and sent out to the BSOA Bridge Subcommittee for comments, which were presented to the Board. Barb reported that BSCO has made additional changes as well and that revisions will not include WSD in the written agreement as it will change the Committee structure, per their requirement for public notice and public meetings. It is proposed however that WSD remain very involved with the project moving forward. Questions were also raised about who manages each section of the project and if things don’t come to pass, how would the funds raised be split? The Board was then asked to further review the draft Charter and send all comments to Suzan, who will then appraise Board.
 - b. Bridge Project Expenses: Nothing to report.
 - ii. BSOA Ponds Subcommittee Report:
 - a. An email was received from DNRC and Karl reported that the approval letter for the water rights change application should move forward by the end of March or as late as April/May.
 - b. Permitting Update: Nothing to report.
 - c. To-Date Ponds Expense Report: Nothing to report.
 - iii. Nominating Procedures Update from Feb. 22 Meeting:

Philosophies and guidelines have been reviewed by the Nominating Committee as presented to the Board. It was noted that there have been a number of methods used in the past years and Directors decided that one cohesive method needs to be agreed upon and implemented as a set procedure. Also, there was need for both a Committee and Board of Directors form for Call of Service. Specific language was inserted into the revised Committee Charter that allows the Nominating Committee to recommend a slate of Officers and Committee assignments to the Board.



Sharon Douglas asked that the minutes be reread as to why the Charter was changed in 2014. It was also questioned whether the BSCO or the BSOA Board appoints a Director for BSCO Board. With a request for guidelines, Barb will report back to the Board regarding BSCO Bylaws. In addition, rather than a Nominating Committee member personally informing Directors about the specifics of the recommended slate, it was decided that the slate of recommendations of the Nominating Committee Directors would be sent out 30 days in advance of when the Board votes on the slate.

Approval for nominating committee's recommendations 30 days in advance which will be included in the Board Packet and then would be addressed at the following Board Meeting.

- iv. Parking Restrictions Resolution
 - a. BSOA received input from Fire Chief, Sheriff, BSAC and members. As discussed by the Directors, "short term" is the appropriate time delineation for parking in road right of ways and the 48 hour notice in the resolution is appropriate.
 - b. Considerations for signage for Parking Regulations:
 - At entry to particular development/neighborhood.
 - Where are the problem areas?
 - What is the style/design/size of the signs?
 - What will they say?
 - How will we provide notice for violations?
 - Who will pay for them?
 - Preference for professional and tasteful signs that are consistent throughout the BSOA jurisdiction.

Motion: Gary Walton moves to motion that Parking Restrictions Resolution is approved as presented. Barb Rooney seconds. Motion unanimously carried.

B. New Business

- i. BSAC Landscape Performance Deposit.
Following staff and BSAC recommendations that a flat fee of \$7500 for Landscape Performance Deposit be approved by the Board.

Motion: Barb motions that there is a flat fee for Landscape Performance Deposit of \$7500 for all single family lots. Gary seconds. Motion unanimously carried.



7. Committee Reports
 - A. Executive Committee – Staff Restructuring, Hiring Update: See Staff Report
 - B. Legal Committee – Question of whether variances are allowed in Meadow Village: BSOA Attorney believes that they are not allowed. Gary Walton will also call the attorney to discuss the scope of the question to be sure it has been addressed sufficiently.
 - C. Nominations Committee – See Nominating Procedures Update under Old Business/Chairman’s Report.
 - D. BSCO – Barb Rooney reports that BSCO Board had held discussions of operating expenses, BSCO has two new Board Members. There is a piece of land at Beehive that BSCO is potentially purchasing.

8. BSAC Meeting – Gail reported material from 3 meetings that there were the usual approvals for sketch plans and renovations. A donation was made to purchase a yurt at Community Park of same quality and therefore color of existing yurt.

9. Other –
 - Resort Tax 1% Increase: Report to membership in a factual manner and refer the membership by way of link to the Resort Tax Board’s website and state websites.
 - Parks Planning Survey: Received a huge response and was interesting to see priorities.

10. Meeting adjourned by John Loomis at 10:44 am.

The next BSOA Board Meeting is scheduled for April 21, 2017 at 9:00 AM at the BSOA Office.

Eric Ossorio, Secretary