



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes - Friday, January 19, 2024 - 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, January 19, 2024, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Chair Clay Lorinsky, Kenny Holtz, Vanessa McGuire, Maggie Good, Michelle Horning, and Morgan Brooke. Directors attending virtually included George Mueller. Staff members in attendance included Suzan Scott, Kyle Pomerence, Katie Darrow, Lisa Chase, and Emma Lawler. Brain Wheeler, Al Malinowski, and Dick Fast were present on behalf of Big Sky Water & Sewer District.

1. Call to Order: Chair Clay Lorinsky called the meeting to order at 9:05 AM.
2. Membership Forum: Chair Clay Lorinsky asked the Board to consider recording committee meetings. In addition, there should be an expedited process to get tasks done such as the submission of letters to county officials.
3. December Meeting Minutes: George Mueller made a modification to his motion from the last Board meeting for clarification. BSAC will review a new application for the Lubin project without prejudice, subject to their clear delineation of residence type.

Motion made by Maggie Good to approve the December Board meeting minutes as amended; seconded by Kenny Holtz. Motion passed unanimously.

4. Finance and Audit Committee
 - A. Financials: The BSOA has been funding the reserve project Pond with operating cash since October 1, 2023, therefore, there is a need to replenish the operating account from the reserves in the amount of \$267,000 so that operating funds do not deplete. Excess cash is continuing to be invested in treasury bills. The Pond reserve account was \$4,000 in the negative; however, upon receiving the Gallatin County Open Lands funding, that account will be brought back into the positive.

Motion to move the \$267,000 from the Schwab reserve account to replenish the operating money market account; seconded by Maggie Good. Motion passed unanimously.

Motion made by Michelle Horning to accept the December financial report; seconded by Maggie Good. Motion passed unanimously.

- B. Receivables and Assessments: No further comment was made.
 - C. New Members List: No further comment was made.
5. Staff Report - December: Suzan gave a brief overview.



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6. Chairman's Report

A. Old Business

- i. Pond Project: The Pond Subcommittee met with WGM and Shedhorn representatives. The first phase of the project will be done in February. Because of an unexpected increase in hauling costs and excessive fine sediment, there may be a budget overrun of up to \$40,000. This additional cost depends on whether or not Gallatin River Task Force's Chapel Spring Project moves forward, as they will have a use for the excess dredge material for their project and would not need to haul it off-site.

The Pond Subcommittee was made aware by the contractor that there would be significant cost-savings in the timing of pond amenities pre-work. Before the pond is filled, pre-construction work such as installing wood pilings for the fishing dock and creating the sand beach with a rock terrace on the northern berm was recommended while the pond is drained. There are options for funding the additional work from different reserves.

Motion made by Kenny Holtz to approve the \$70,750 to begin construction of the initial amenities including the fishing dock pilings and north beach area to be funded contingent upon fundraising or from the Pond's maintenance reserve; seconded by Michelle Horning. Motion passed unanimously.

Discussion: Some Board members did not feel comfortable with reducing the contingency to cover any additional costs. Others felt that the most logical place to pull from would be the pond maintenance reserve. Regarding funds for pond maintenance at a later time, there is an interested kayak and stand-up paddle board vendor who is willing to pay a monthly leasing fee that could cover the costs of regular pond maintenance. There is a need for a more realistic budget for maintaining the pond once it is completed.

- a. Updated Amenities Design: The Pond Subcommittee recommended various updates to the amenities site plan including moving the ADA ramp and bathrooms to the east side of the parking lot, moving the fishing dock closer to the beach, switching locations of the trail and the picnic area, and adding an additional parking space for a total of six spaces.

Motion made by Morgan Brooke to approve the updated conceptual design of the amenities; seconded by Maggie Good. Motion passed unanimously.



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- b. Water Rights Agreement: The Big Sky Water & Sewer District signed the agreement.

Motion made by Clay Lorinsky to approve the water rights agreement and authorize Suzan Scott to sign the agreement; seconded by Maggie Good. Motion passed unanimously.

- c. Funding: \$142,000 in grant funding from Gallatin County Open Lands and Montana FWP was received. The payment from the Riverview easement settlement will be designated to the pond.

Motion made by Clay Lorinsky to designate \$100,000 from the Riverview easement settlement to the Pond reserve; seconded by Morgan Brooke. Motion passed unanimously.

- ii. Benefit Big Sky (BBS) Updates:
 - a. Fundraising Efforts: The Board reviewed the BBS marketing/fundraising memo as presented. Different fundraising efforts and ideas were considered, including postcards being sent out to the members, as well as the greater community. It was noted that the Pond Project is being done in phases, which will allow fundraising efforts to catch up with project construction. The BBS recommendation to name the LC Pond after John Kircher was discussed and that a donation and/or match should be proposed to Kim Kircher.

Motion made by Michelle Horning to approve the recommendation and proposal for naming rights of the Little Coyote Pond; seconded by Morgan Brooke. Motion passed unanimously.

- b. Marketing Video – Pond Fundraising Promo: Katie Darrow has been discussing a marketing video with Mountain Outlaw, a two-minute video about the BBS mission and projects to be funded. It is recommended for use on social media and the BBS website online. The estimated cost of the video is \$350 that includes the drone footage. It was reported that a complete Pond design and rendering is needed to move this forward.

Motion made by Michelle Horning to approve Katie Darrow working with Mountain Outlaw to produce a video for up to \$350 dollars; seconded by Maggie Good. Motion passed unanimously.

- c. Website Completion Timeline: It was reported that the website will be online next week, once Spin Up gets PayPal and the donate button up and



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running, along with the approval of the vision statement and some back-end formatting.

- d. Promotional Sign: As proposed in the memo, Fast Signs can produce a fundraising sign at Little Coyote Pond for a \$255 printing fee. The sign will provide project information, as well as a QR code for donations.

Motion made by Maggie Good to approve the sign for up to \$255, contingent upon BSAC approval; seconded by Michelle Horning. Motion passed unanimously.

- e. Donation Postcards: It was noted that sending out the post cards are contingent upon details for a BBS hard launch; suggested that the post cards be sent to all Big Sky community members, as well as BSOA members, that information about the Pond will be provided, with a QR for donations; that BBS pay the postage for the post cards and that every PO box in Big Sky should receive them, as well as the canyon/Gallatin Gateway addresses. An article in the EBS Town Crier was suggested, and commitment to pay for premium headline placement. Katie will be tabling at the Artist Collective in Town Center on February 2 to promote BBS. Regarding BBS funding, it was reported that some donation pledges have yet to be collected and need to be secured, and approximately \$6,000 in donations have been designated to the Pond Project and \$3,000 to traffic calming and sustainability. With that, it was suggested that the above fundraising efforts would be a good opportunity for BBS to use their funds for this purpose.
- iii. Traffic Mitigation Efforts Update:
 - a. Little Coyote Road: The bid period for construction of speed tables for Little Coyote Road has been open since December and will conclude at the end of January. Staff will know more about the construction costs at the February Board meeting. The mechanism for funding this project was discussed, including a special assessment that would need to be voted on by the BSOA membership.
 - b. Andesite Road: The Board asked staff to engage and collaborate with Spanish Peaks to find a resolution to the traffic concerns on Andesite Road. Staff received notice from their Community Manager that they did not feel inserting themselves into that area would strengthen their relationship with Aspen Groves owners. Staff will reach out to their Board and leadership for further consideration of an improved traffic corridor that both organizations would benefit from.

B. New Business



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- i. MGCOne Platform Proposal: Lisa Chase presented a proposal for new software that will coalesce many of the BSOA office functions, enhance the website, the BSAC application process, create an improved portal for members, provide electronic voting, track communications, automate tasks, and modernize accounting. With winter being a slower building season, it is an ideal time of year to start implementing the new platform. The rollout of the platform can happen in phases, starting with the BSAC application, website, and communications.

Motion made by Maggie Good to approve the MGCOne Platform; seconded by Kenny Holtz. Motion passed unanimously.

- ii. Best Practices Guidebook: Over the last several years, staff have been working on the Best Practices Guidebook to further educate and implement responsible property ownership in Big Sky. The draft has received input from various local experts and has undergone several revisions through the Sustainability Committee. It was recommended that Big Sky SNO include a politically neutral statement on climate change.

Motion made by Maggie Good to approve Best Practices Guidebook subject to minor changes and subject to Big Sky SNO's input; seconded by Morgan Brooke. Motion passed unanimously.

- iii. Proposed Procedures for Changes to Building Envelopes: The BSAC has the authority to move the building envelope, but not change the size or shape. The Board was provided a draft procedure for applicants wanting to change the building envelope.

Motion made by George Mueller to approve the draft procedures subject to final approval from the Legal Committee; seconded by Maggie Good. Motion passed with four in favor and three opposed.

- iv. Policy - Quorum vs. Abstaining to Vote: Staff were asked to research and present proper procedure pertaining to quorum and a Director abstaining from a vote. After Board review of said procedures, staff was asked to create a policy for Board consideration and approval.

Motion made by Maggie Good to accept the concept presented, and that staff will send the newly created policy e for committee input and consideration; seconded by Michelle Horning. Motion passed unanimously.



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v. Home Insurance Policies –Community Partnerships: Home insurance has been impacting the Big Sky community due to the extreme high risk of wildfire. Many underwriters are pulling out of Big Sky and homeowners are losing their insurance or the price of insurance has increased significantly. It was mentioned that this issue is impacting buyers in the community, new underwriters and insurance companies are entering into the Big Sky market, and a list of insurance companies that work with Big Sky homeowners has been created. That list will be circulated to the Board and staff. No further action was taken on this issue.

7. Standing Committee Reports

- A. Executive Committee – 12/21/23 – *Year-end Merit Bonuses for Staff*
- B. Legal Committee – Meeting: 10/11/23 – *Changes to Building Envelopes, LC Pond Water Rights Agreement, Old Joe Rope Tow: A meeting is to be rescheduled with owners’ counsel to come up with a resolution; Quorum vs. Abstention, Response to Letter from GalCo re: LC trail, Rainham, Kilbourne Compliance, Docs vs BSOA: the depositions got pushed out again so the Legal Committee is waiting for the courts to settle on a date.*
- C. BSAC – Meetings: Meetings: 01/04/24, 01/18/24 – LC Road Trail
- D. Ponds Subcommittee – No Meeting: No further comments were made.
- E. Sustainability Committee – Meeting 12/19/23: No further comments were made.
- F. Wellness District – Meetings: *Signature Gathering Lost*; the Wellness District Coalition is continuing to figure out next steps with Madison County.
- G. Benefit Big Sky (BBS) – Meeting: 12/04/23 – *Website, Fundraising, Donations, Meeting Schedule*

Next Board Meeting – Feb 16

8. Adjourn: Meeting adjourned at 12:32.

George Mueller, Secretary