



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes – Friday, May 19, 2023, at 9:00 AM

Big Sky Owners Association Board of Directors met on Friday, May 19, 2023, at the Big Sky Owners Association office in Big Sky, Montana. Directors in attendance included Vice Chairman Clay Lorinsky and Kenny Holtz. Virtual attendance included Michelle Horning, Maggie Good, Will Brennecke, George Mueller, Morgan Brooke, and Eric Ossorio. Ron Edwards and Dick Fast attended virtually. Danny Bierschwale with Big Sky Resort Area District was in attendance.

1. Call to Order: Vice Chair Clay Lorinsky called the meeting to order at 9:06 am.
2. Membership Forum: No comments were made.
3. April Meeting Minutes:

Motion made by Maggie Good to approve the April 21 Meeting Minutes; seconded by Kenny Holtz. Motion passed unanimously.

4. Finance and Audit Committee:

A. Finance Committee Agenda Items: The committee met on May 11. The BSOA received \$50,000 from the Yellowtail development to use for future traffic calming and mitigation. The cash held in treasury bills will be reinvested. The committee also reviewed the funding plan for the Little Coyote Pond project other reserves.

B. April Financials: No further comment was made.

C. Receivables & Assessments: No further comment was made.

D. New Members List: No further comment was made.

Motion made by Kenny Holtz to accept the May financial report; seconded by Maggie Good. Motion passed unanimously.

5. Staff Report: Suzan Scott went over the staff report. No further comment from the Board were made.

6. Chairmans Report

A. Old Business

i. Ponds Project

a. Project Timeline: The project is still projected to start in September 2023.



BIG SKY OWNERS ASSOCIATION

b. Water Rights: It was reported that BSOA Staff and Directors met with Water and Sewer District representatives to further negotiate the conveyance of the water rights for the restoration of Little Coyote Pond. A verbal WSD-approved motion to convey the water rights was sent to Suzan, as opposed to in written form prior to the May Board meeting. It was suggested that once the motion is confirmed in writing, the Board give the Executive Committee authority to further negotiate and approve the agreement going forward. It was also noted as part of the negotiated agreement that upon completion of the pond, the water rights will be conveyed.

Motion made by George Mueller to delegate authority to the Executive Committee to negotiate and approve the agreement; seconded by Will Brennecke. Motion passed unanimously.

ii. Little Coyote Speed Tables: The one construction bid came in unreasonably high. The high costs were due to mobilization from Missoula, where the contractor is based. The lack of bids may be due to the timing of the bid advertisement, plus all civil contractors are currently busy with other summer projects, including the TIGER grant work in Big Sky. Kenny Holtz recommended reaching out to H&H Earthworks. Staff will continue to directly solicit other pavement companies.

iii. Electronic Voting: Logan Sellers reported on the plan to implement electronic voting for future BSOA elections. VoteNow will send out an email to all members' primary email on file to notify them about their voting options, either electronic, mail, or drop off. This will also allow members to opt-in to receive the newsletter and assessment invoices electronically as well.

Motion made by Kenny Holtz to approve up to \$11,000 to proceed with VoteNow; seconded by Maggie Good. Motion passed unanimously.

iv. Old Joe Rope Tow: Taylor Middleton is the new liaison from Big Sky Resort on this issue. After BSOA requested a meeting with Taylor and the homeowners, Clay Lorinsky, Eric Ossorio, and Morgan Brooke volunteered to participate in the meeting. Suzan Scott will help coordinate the meeting.

v. BBS Bylaws: Suzan Scott updated the Board that she will meet with the attorney in the coming days to finalized his review of the Bylaws.



BIG SKY OWNERS ASSOCIATION

vi. Annual Meeting Expenses: Big Sky Resort has increased their rental fees for the BSOA Annual Meeting. The Board recommended that staff look into a different venue such as the Wilson. Logan Sellers will ask the Wilson event staff to put together a proposal for their large meeting room.

vii. Bike Trail, Andesite Road: Michelle Horning reported on her conversations with homeowners in Aspen Groves along Andesite Road. To install a trail along the side of the road would be expensive and run through various utility lines. Also, the option to go through five different private properties and a conservation easement was deemed as not feasible. Therefore, it was recommended that staff write a letter to the 23 owners along the bike route to see if they are open to putting a trail along the front of their property. Michelle, Suzan, and Emma will draft the letter with a map to gauge interest in installing a simple dirt bike trail on private property to get cyclists off the road.

*****Brian Wheeler joined the meeting 10:12*****

viii. 2023-24 Strategic Plan w/ FC Table: Kenny Holtz went over the plans for funding BSOA priority projects. The available budget would allow most of the smaller projects to be completed. Emma Lawler presented a project proposal for residential fuels reduction, in collaboration with the Big Sky Fire Department which requires immediate funding and implementation.

Motion made by Kenny Holtz to approve funding for one day of chipping in Aspen Groves and determine capacity for more chipping days at a later time; seconded by George Mueller. Motion passed unanimously.

B. New Business

i. Gallatin Building: A proposal to convert and sell common space in the Gallatin Building into two private residences was presented to the Board.

Motion made by Clay Lorinsky to approve the Gallatin Building vote as presented for approval; seconded by Will Brennecke. Motion passed unanimously.

ii. Unit C-C: There is need for an electrician to make improvements inside the new storage unit.



BIG SKY OWNERS ASSOCIATION

Motion made by Kenny Holtz to approve \$2,000 for improvements to the Unit C-C storage unit and for the Finance Committee to decide whether it is expensed or capitalized; seconded by Maggie Good. Motion passed unanimously.

7. Standing Committee Reports

A. Executive Committee – Meeting TBD – *Personnel Policy, Manual Revisions, Staff Evals*

B. Legal Committee – Meeting: 04/20/23; 05/11/23 – *Rainham Settlement, Doc vs. BSOA Discovery & Depositions, BBS Bylaws, LC Pond Water Rights, Survey for Lot F; BSCO will move forward with a survey, Open Lands Grant Agreement, BSOA Easement on Kilbourn Property; the title was sent to a title search to see if the easement still exists, LC Pond Conveyance, BSCO's SGH Covenant Amendments; there was a discussion regarding the definition of workforce housing in the language of the covenant amendment to ensure accountability with compliance and that BSCO employees would be housed in their new building, Upper Cascade Subdivision*

Motion made by Kenny Holtz to amend the suggestions by the Legal Committee on use restrictions and to leave open the opportunity for workforce from other organizations included in BSCO's amendment; seconded by Michelle Horning.

Discussion: There was a concern regarding restricting the amendment to one organization's employees. The draft language in the amendment was further reviewed and Kenny Holtz withdrew the motion.

C. Nominating Committee – Meeting: 05/24/23 – *Call to Service Forms; There are three open seats for the BSOA Board and four candidates have filed.*

D. BSAC – Meeting: Design Regulations were submitted to Grant/Maggie. Review fee schedule revisions; Will have that schedule for BSAC approval next meeting.

E. Ponds Subcommittee – Meeting: 05/30/23 – *Dewatering, Water Rights, Funding*

F. Sustainability Committee – No Meeting: *Best Practices, Flatiron Development, Accumulative Traffic Study, Wildlife Migration*

G. Wellness District – Meeting: 05/05/23: *Fact Finding* – The Wellness District group met to discuss the initial process of requesting de-annexation from the Madison County hospital district which requires a petition with over 50% of the vote in favor. Commissioners will then hold a vote for or against the annexation.



BIG SKY OWNERS ASSOCIATION

Wellness in Action has agreed to take the lead on the initiative, with support from BSOA and other organizations. There is need for BSOA to assist with facilitation moving forward, soliciting petition signatures, and financial support. A draft joint agreement will be sent out from Resort Tax.

Motion made by Eric Ossorio to indicate BSOA Board support for the proposed Wellness District for Big Sky; seconded by Michelle Horning. Motion passed unanimously.

H. Benefit Big Sky - *No Meeting*

I. Big Sky Post Office Subcommittee - *No Meeting: No further comment.*

8. Next Board Meeting - June 16, 2023

9. Adjournment: Meeting adjourned at 11:15 am.

Motion made by Clay Lorinsky to adjourn the meeting; seconded by Eric Ossorio. Motion passed unanimously.

Maggie Good, Secretary

