



## **BIG SKY OWNERS ASSOCIATION Board of Directors Meeting Minutes**

Date: April 17, 2026

Time: Called to Order at 8:33 AM

Location: BSOA Conference Room / Remote Access

### **1. Call to Order & Roll Call**

Chair Michelle Horning called the meeting to order at 8:33 AM.

Present: Michelle Horning, Ernie Chappell, Joe Swiatek., Barbara Rowley, Kenny Holtz, Vanessa McGuire, Holly Coltea (Executive Director), Kyle Pomerence (staff), Lisa Chase (staff), Les Hopper (remote), Sam Luedtke., Beth Marlinton (Discovery Academy), Nikki Smith (Discovery Academy).

A quorum was present.

### **2. Membership Forum / Agenda Review**

No additional membership forum topics or agenda changes were raised.

### **3. Approval of Prior Minutes**

Motion made by Vanessa McGuire and seconded by Kenny Holtz to approve the January 2026 and March 2026 Board meeting minutes.

Vote: Motion passed unanimously by voice vote.

### **4. Executive Director Report – Holly Coltea**

- Compliance initiative for FY26/27 centered on four focus areas: noxious weeds, trash can storage/pickup compliance, street/RV parking, and dark-sky lighting compliance.
- Successful community weed education coffee/Q&A held with local experts. Recording to be distributed to jurisdictions and membership. Explore Big Sky article planned.
- Board discussed importance of education-first enforcement, while maintaining meaningful compliance standards.
- Updated organizational chart presented. Michelle Horning now chairs Executive, Nominating, and Benefit Big Sky committees; Ernie Chappell serves as Vice Chair. Cindy Miller appointed to BSAC.
- Sam accepted full-time employment offer with BSOA effective May 1.

- Independent audit distributed to Board via email. Directors asked to review before May meeting.
- Call for board service / self-nominations underway. Approximately six to seven interested individuals had responded.
- Board discussed using clearer terminology such as 'Board Positions Open' or 'Self-Nomination' rather than 'Call to Service' / 'Nominating' to avoid confusion and encourage open participation.
- Annual Meeting planning timeline reviewed: design materials by May 18; finalize packet by June 19; printer by July 7; ballots mailed by August 3; Annual Meeting scheduled Labor Day Friday, 4:30–6:00 PM.
- Board discussed refining annual meeting financial presentation to broader Treasurer's / Financial Report rather than budget-only focus.
- Possible annual meeting guest speakers discussed: Boyne, Lone Mountain Land Co., and topic-specific community speakers.

## 5. Compliance Enforcement Framework

Board reviewed graduated enforcement process for adopted resolutions:

1. Warning #1 – educational notice with applicable resolution attached.
2. Warning #2 – repeat notice with reasonable cure period.
3. Warning #3 – \$100 fine.
4. Continuing violations may incur additional fines under applicable timelines.

## 6. Owner Communications / Portal Engagement

Board reviewed proposed membership postcard encouraging owners to register and engage digitally through the owner portal and BSOA website. Approximately 136 owners reportedly remained without email addresses on file. Goal is to reduce communication barriers and increase electronic participation.

## 7. Snow Removal RFP Update

Staff finalized attorney-reviewed snow removal RFP documents for issuance the following week.

- Five-year term proposed (2026–2031).
- Madison County package divided into three major bid zones to improve service and competition.
- Separate Gallatin County package plus North Fork, Crail Creek, and Hidden Village components.
- Snow removal represents approximately \$500,000 of operating budget.
- Final vendor recommendation to be brought back to Board / Finance for review.

## 8. RID Updates

Bridge RID (Little Coyote / Two Moons):

Voting period closes April 20. Staff encouraged owner participation; outcome described as uncertain.

Global RID:

- Consolidation proposal affecting Cascade, Mountain Village and related roads.
- Could replace multiple existing RIDs with one structure.
- Executive summary and outreach materials prepared.
- Constituent protest period to follow owner notice mailing.

## 9. Discovery Academy Presentation & Funding Request

Beth Arlington (Head of School) and representatives from Discovery Academy presented a request for \$25,000 in bridge funding to support summer operations and transition to a revised budget model.

Presentation topics included:

- Current enrollment and educational mission.
- Role in preschool and alternative education options.
- Importance of school choice and workforce support in Big Sky.
- Approximately 48% of students reportedly reside within BSOA boundaries.
- Ongoing fundraising efforts including Give Big and community outreach.

Board discussion acknowledged value of educational choice and community benefit, but raised concerns regarding use of homeowner dues, precedent, and equitable treatment among schools.

Motion made and seconded to approve a \$25,000 contribution.

Vote: Motion failed. Majority opposed; Joe Swiatek (Board member) abstained due to service on Discovery Academy board.

Consensus supported exploring non-financial assistance, including owner communications / awareness support.

## 10. Committee Reports

Executive Committee:

Michelle Horning reported her home is under contract with anticipated June closing; if no replacement property is purchased within BSOA, her board service may conclude. Board noted any vacancy would be filled consistent with bylaw term requirements.

Finance Committee:

- Audit received with no major corrective findings.
- Operations approximately on budget midway through fiscal year.
- Yellowtail donation funds remain available for qualifying transportation / Meadow Village purposes.

BSAC:

Lower new construction volume; renovation activity remains steady.

Benefit Big Sky:

- Pavilion redesign continues to reduce costs toward \$250,000 target.
- Decking scope may be reduced.
- Goal remains summer groundbreaking.
- Bench donor plaques targeted for installation by June 1.
- Pond opening / community communication discussed for spring.

Transportation Committee:

- Committee to reconvene as needed.
- Traffic safety concerns from Jan Weber group previously addressed.
- Regional transportation roundtable continues with key stakeholders.
- Traffic counts, interactive map, and active transportation connectivity study underway.
- Long-term concept discussed to evolve Transit District into broader transportation-focused district.

## **11. Important Dates**

- April 21 – School Board & Wellness District Candidate Forum (5:00 PM).
- May 5 – Election Day for School Board & Wellness District.
- May 15 – Next BSOA Board Meeting (9:00 AM).

## **12. Adjournment**

Meeting adjourned following final comments, after which strategic planning discussion was to begin separately.