



May 2026 Board of Directors Meeting Minutes

Date: May 15, 2026

Time: 9:01 a.m.

Location: BSOA Office and Virtual

1. Call to Order

Board Chair Michelle Horning called the meeting to order at 9:01 a.m.

2. Membership Forum – Little Coyote Traffic Safety Update

Jan Weber of the Little Coyote Traffic Safety Group presented a detailed before-and-after traffic analysis regarding recently installed safety improvements on Little Coyote Road.

Safety measures implemented included:

- Eight 15 mph speed zones
- Three speed tables
- Five crosswalks with reduced speed zones
- Communication efforts by Lone Mountain Land discouraging contractors and employees from using Little Coyote Road as a shortcut
- Mobile flashing feedback sign
- Gallatin County Sheriff commitment to speed enforcement
- Community “20 mph slowdown” homeowner effort
- Traffic light timing adjustments at Lower Little Coyote Road coordinated with MDT

Key findings presented included:

- Winter traffic volume decreased approximately 24% year over year
- Rush-hour winter traffic volume decreased approximately 25%
- Winter speeding violations decreased approximately 25%
- Rush-hour winter speeding violations decreased approximately 44%
- Summer speeding violations decreased approximately 42%

Discussion occurred regarding:

- The impact of future construction traffic
- Continued coordination with Lone Mountain Land
- Moonlight West construction impacts and long-term traffic concerns
- Resort visitation and BSRAD collections exceeding projections despite perceptions of a slower winter season

The Board thanked Jan Weber and Sam for their collaboration and continued work on traffic safety initiatives.

3. Roll Call

Board Members Present:

- Michelle Horning, Chair
- Vanessa McGuire
- Sarah Turner
- Joe Swiatek
- Ernie Chappell
- Les Hopper

BSOA Team Present:

- Holly Coltea
- Kyle Pomerence
- Sam

Others Present:

- Dane Hancock, Rudd & Company
- Kenny Holtz, member not in good standing
- Community members and guests

4. Approval of April 2026 Board Meeting Minutes

The Board reviewed the April 2026 Board Meeting Minutes.

Motion: Ernie Chappell moved to approve the April 2026 Board Meeting Minutes.

Second: Joe Swiatek

Vote: Motion carried unanimously.

5. 2025 Audit Presentation – Rudd & Company

Dane Hancock of Rudd & Company presented the 2025 audited financial statements and related audit documents.

Audit highlights included:

- Clean, unmodified audit opinion
- No significant accounting changes
- No material weaknesses or significant deficiencies identified
- Comparative financial statements for 2024 and 2025 included
- Addition of multiple subsidiaries due to LLC ownership associated with a previously sold condominium asset

Dane Hancock noted that the audit process was smooth and thanked Holly Coltea and Kyle Pomerence for their responsiveness and organization throughout the process.

The auditors discussed the continued importance of segregation of duties and internal controls, particularly for smaller organizations with limited accounting staffing.

Motion: Ernie Chappell moved to approve the 2025 Audit Report.

Second: Sarah Turner

Vote: Motion carried unanimously.

6. Executive Session

The Board entered Executive Session at approximately 9:30 a.m.

The Board reconvened into public session at approximately 9:45 a.m. and conducted a second roll call.

7. Finance Committee Report

Ernie Chappell presented the Finance Committee report.

Discussion included:

- Review of the standard monthly financial package
- Ongoing development of the FY 2026–2027 budget
- Additional Finance Committee meetings anticipated prior to finalizing the budget
- Pending snow removal bids expected to significantly impact final budget numbers
- Goal to finalize the budget by June 2 for Board consideration at the June 5 meeting

Additional discussion occurred regarding Yellowtail LLC:

- A lien for approximately \$12,800 has been filed against Yellowtail LLC
- Collection efforts and legal process updates were discussed
- The Board discussed potentially applying future collected funds toward completion of the BBS pond and pavilion project

8. BSAC Report

Ernie Chappell presented the BSAC report.

Discussion included:

- Development activity remains relatively low
- Most current applications involve renovations and landscaping
- Real estate sign resolutions have been finalized
- The May 28 BSAC meeting schedule was adjusted due to calendar timing
- No updates were received from Yellowtail representatives

9. BBS Committee Report

Michelle Horning provided an update regarding the BBS pond and pavilion project.

Project updates included:

- Blue Ribbon Builders continues refining final project pricing
- Multiple permits remain in process prior to construction
- Construction is tentatively expected to begin by the end of June
- Estimated construction timeline is approximately three months

Project scope includes:

- Pavilion construction
- Parking lot paving
- Trail connection improvements
- Dock installation
- Beach improvements
- Trail re-graveling and cleanup

Additional discussion included:

- Existing picnic tables already in storage may reduce project costs
- Potential use of Yellowtail-related funds toward the project
- Possibility of a community grand opening event in September

10. Nominating Committee Report

Michelle Horning provided the Nominating Committee report.

Discussion included:

- Strong candidate recruitment for upcoming Board and BSAC elections
- Approximately ten total candidates have expressed interest
- Candidate vetting is underway to confirm eligibility and good standing
- Candidate write-ups and annual packet materials are in progress

Additional updates are anticipated at the June 5 Board meeting.

11. Transportation Committee Report

Les Hopper provided the Transportation Committee update.

Discussion included:

- Recent Greater Transportation Group meeting
- Development of a community-wide interactive infrastructure and transportation map
- Collaboration between BSOA, BSRAD, and Sanderson Stewart
- Mapping of future developments, RID boundaries, traffic counts, and infrastructure systems

Holly Coltea additionally reported:

- The interactive mapping project cost approximately \$25,000 and was jointly funded by BSOA and BSRAD
- The map highlights the gap between development growth and infrastructure capacity
- Community leaders are advocating for expanded transportation and planning

coordination within Big Sky

- Discussion is ongoing regarding adding an urban planner role focused on roads, bridges, and transportation infrastructure

12. Executive Director Report – Beautification Initiative

Holly Coltea reported on a beautification initiative resulting from strategic planning discussions.

The Rotary Club volunteered to assist with improvements along the Little Coyote walking path. Planned efforts include:

- Distribution of approximately 100 pounds of native grass seed
- Coordination with BSCO regarding landscaping opportunities
- Volunteer work coordinated through the Rotary Club

The Board discussed the importance of improving visual appearance and landscaping along major community corridors.

13. Real Estate Sign Policy Update

Holly Coltea provided an update regarding BSOA's real estate sign enforcement and clarification effort.

Discussion included:

- Ongoing challenges with real estate sign placement
- Need for clearer distinction between on-property and off-property signs
- Collaboration between BSOA and BSAC on updated guidance
- Planned distribution of updated guidance to the Gallatin Association of Realtors and local brokerages

The Board discussed enforcement challenges across both BSAC and non-BSAC jurisdictions.

14. Strategic Plan & Budget Integration

Holly Coltea reviewed updates to the BSOA Strategic Plan and corresponding budget planning.

One-Year Strategic Priority:

“To preserve the value, character, and quality of life of Big Sky through responsible governance, strong operations, and member service.”

Three-Year Strategic Priority:

“To protect and enhance the long-term quality of life, recreation access, and sustainability of Big Sky through thoughtful leadership and community stewardship.”

Discussion included:

- Strategic plan budgeting categories

- Potential renaming of budget line items to better reflect project-based spending
- Estimated implementation costs
- Integration of strategic priorities into the FY 2026–2027 budget process

Board members were encouraged to review the detailed strategic planning spreadsheet distributed prior to the meeting.

15. Lone Mountain Ranch Agreement

Holly Coltea reported that the Lone Mountain Ranch agreement had been finalized and signed.

Discussion included:

- Lone Mountain Ranch properties are formally recognized as part of BSOA
- The properties are subject to BSOA dues obligations
- One tract remains within BSAC jurisdiction
- Outstanding dues owed by Lone Mountain Ranch
- Potential future lien action if payments are not received
- Coordination with legal counsel regarding collection efforts

Adjournment

The meeting adjourned following completion of reports and discussion.