



Big Sky Owners Association (BSOA)

Minutes of the 2025 Annual Membership Meeting

Date: August 29, 2025

Time: Meeting commenced at 4:30PM

Location: In-person meeting with Zoom participation available

1. Call to Order

Chairperson **Maggie Good** called the meeting to order and welcomed all attendees. She announced that the evening agenda had been revised to improve flow and efficiency. The business meeting would be held first, followed by speakers and then a property tax question-and-answer session. She noted that property tax questions were expected to be of particular interest to some members, and those not wishing to stay for that portion were welcome to enjoy cocktails and appetizers afterward.

Maggie identified herself as Chairperson and thanked all attendees for coming, noting it was always encouraging to see strong participation.

2. Introductions

Board of Directors

Maggie introduced members of the Board of Directors in attendance, including:

- Michelle Horning
- George Mueller
- Barbara Rowley
- Ernie Chappell
- Kenny Holtz

- Vanessa McGuire
- Les Hopper (absent)

Volunteers and Committees

Maggie recognized volunteers serving on the **Big Sky Architectural Committee (BSAC)** and other BSOA committees, including Benefit Big Sky. She invited those volunteers to stand and be recognized.

Staff

Maggie introduced BSOA staff present:

- Kyle Pomerence-Finance
- Holly Coltea– incoming Executive Director
- Amy Gitchell-Marketing
- Sam Luedtke– Compliance Officer

She noted Lisa Chase was not present.

Candidates

Maggie recognized candidates running for BSOA Board and BSAC positions and thanked them for running for election, noting service on these committees often requires substantial volunteer time, sometimes as much as 20 hours per week.

3. Establishment of Quorum

The Chair announced that quorum for the meeting required **25% participation in the election**, equaling **609 votes represented**. It was reported that **616 votes** were represented, thereby satisfying quorum requirements.

The Secretary declared an established quorum.

4. Approval of Prior Meeting Minutes

A motion was made to approve the minutes of the prior annual meeting. A second was made by Grant Hilton.

The Chair called for objections. Hearing none, the prior meeting minutes were approved.

5. Chairperson's Report – Maggie Good

A. Executive Director Transition

Maggie reported that **Suzan Scott**, after 13 years of service to the association, had elected to retire. She thanked Susan for her many contributions.

She announced the hiring of **Holly Coltea** as the new Executive Director. Holly had been with the association for just over two months and was already doing a “fantastic job,” bringing substantial energy and actively addressing the numerous issues facing BSOA. Maggie stated she was thrilled Holly had joined the organization and that the transition had gone very smoothly.

B. Member Survey Results

Maggie reported that a member survey identified the following as priority concerns:

- Traffic
- Pedestrian safety
- Environmental stewardship
- Rising living costs
- Compliance
- Road maintenance/increase concerns

She noted BSOA cannot directly address all such matters because some lie outside its legal authority, but the Board is working proactively on those within its jurisdiction.

C. Transportation Committee

To respond to transportation concerns, BSOA established a **new Transportation Committee**. She stated that Holly had called a meeting for the following week involving community leaders to begin addressing transportation challenges raised by members.

Maggie commented that transportation problems were likely to worsen unless the community began actively solving them. She said the Town Center, the Resort Tax Board, and other entities recognized the need for collaboration.

D. Compliance Officer Position

Maggie reported that BSOA had added a **Compliance Officer**, noting that members often express differing views regarding compliance enforcement—some believing enforcement is too harsh, too lenient, unfair, or inconsistent.

She explained that the new officer would oversee compliance matters for both BSAC and neighborhood standards, including issues such as debris, weeds, and general property upkeep.

E. Road Maintenance and Rural Improvement Districts (RIDs)

Maggie stated road maintenance remains one of BSOA's highest priorities and one of its core responsibilities.

Mountain Village Roads

She explained that Mountain Village currently has four separate RIDs covering most roads, but some newer roads had inadvertently been omitted. BSOA therefore intends to create a **Global RID**, consolidating the four existing districts.

Based on engineering analysis received by the Board, she said consolidation is expected to be:

- Less expensive
- More equitable in cost allocation

The Board had already voted to proceed, with implementation hoped for in the upcoming year.

Meadow Village Bridges

Maggie reported that the two Meadow Village bridges are currently not included in any RID. BSOA intends to place them into RID funding, through RID solely dedicated to these 2 bridges.

She noted the bridges are approximately 50 years old. The immediate plan is to undertake phased maintenance over several years to bring them into sound condition. Long-term replacement funding will eventually be required, likely in 10–20 years, but current focus is on maintenance planning.

F. Big Sky Wellness Initiative

Maggie stated BSOA has been working with the **Big Sky Wellness Program/District**. She explained that Madison County residents already contribute tax dollars toward the hospital district, and efforts are underway to ensure resources benefit the Big Sky area.

She further stated that the wellness district supports not only hospital operations but multiple community organizations.

She encouraged Gallatin County residents eligible to vote in the Big Sky area to sign petitions that evening so the next phase of creating a Gallatin County hospital/wellness district could proceed. Many attendees indicated they were eligible voters.

G. Workforce Housing Condominium

Maggie reported that several years ago, under prior leadership, BSOA purchased a small apartment (approximately 550 square feet) above Milkie's Pizza for workforce housing.

As no employees were currently interested in occupying the unit, the Board had decided to sell it.

Potential uses of proceeds include:

- Purchase of a larger and better-condition workforce housing unit
- Funding road maintenance
- Other reserve or operational needs

She noted differing viewpoints existed: some believe BSOA should not be in the real estate business, while others believe the purchase was a good investment because the unit is expected to sell at a profit.

H. Digital Transformation / Voting Platform

Maggie reported success with the new **MGC1 digital platform**, noting that most votes cast this year came through the system.

Benefits cited included:

- Easier participation for members
- Reduced costs
- Better communication capabilities

She thanked those who had registered and voted through the platform and encouraged others to sign up. Kyle was available to answer questions.

I. Recognition of Kristen and Kelly Kern

Maggie formally recognized **Kristen and Kelly Kern** for a significant contribution supporting restoration of the Big Sky pond.

Because of their gift, they received naming rights for the pond, which will be called **Huntley Kern Pond**.

Maggie read proposed dedication plaque language honoring:

- **Chet Huntley**, Montana native, broadcast journalist, and visionary founder associated with Big Sky as a world-class destination
- **Frank Kern**, husband of Chet Huntley's niece Kristen, recognized for commitment to thoughtful and inclusive growth in Big Sky

The inscription further described the pond as embodying Huntley's vision and Kern's commitment to sustainable investment, with appreciation to Kristen and Kelly for helping bring the restored public space to life.

J. Closing Remarks

Maggie thanked the membership for continued support, acknowledged that members may not always agree with Board actions, and stated the Board remains willing to listen. She concluded that the strength of BSOA ultimately rests with its membership and that together the community is building a stronger Big Sky.

6. Executive Director Remarks – Holly Coltea

Holly addressed both in-person and Zoom attendees and expressed appreciation for the strong turnout.

She outlined a leadership philosophy:

"If we take care of each other first, everything else will fall into place."

She explained this in four parts:

A. Internal Teamwork

The office staff and elected Board form the foundation of BSOA. If leaders support one another effectively, they will be best positioned to serve homeowners.

B. Homeowner Service

She emphasized that BSOA's role extends beyond roads and regulations. It also includes building trust, listening, caring, and improving the homeowner experience in Big Sky.

C. Community Partnerships

She stressed respectful relationships with partners such as Big Sky Resort, engineers, and other stakeholders. Strong relationships produce better results.

D. Broader Mission

She noted that BSOA is not simply about isolated projects or subdivisions, but about shaping overall quality of life in Big Sky.

E. Professional Background

Holly summarized her background:

- Brand management in New York City in the late 1990s
- Clients included American Express, Procter & Gamble, Starwood Hotels & Resorts
- Ownership, operation, and sale of a successful franchise network

She stated those experiences prepared her to help lead BSOA as a strong community brand into its next chapter.

She concluded by expressing honor in serving as Executive Director.

7. Treasurer's Report – Kenny Holtz

A. Dues and Reserve Funding

Kenny reported annual dues are increasing to **\$545 per year**. Dues are \$520 and special assessment is \$25. This is the second year we have done a special assessment for our infrastructure projects across BSOA.

He stated dues had remained largely unchanged for approximately 11 years, creating an estimated **\$1.2–\$1.3 million opportunity cost** to reserves. Recent special assessments have helped close that funding gap.

B. Balance Sheet and Profit & Loss Statement:

He reviewed the balance sheet and profit and loss statement from the last year. He stated that audited financials are posted annually on the website. He said that BSOA intends to include them more visibly in annual meeting materials.

Over approximately the last three years, total assets, liabilities, and membership equity had increased by more than \$1 million, largely due to the pond project through:

- Resort Tax contributions
- Grants
- Donations via Benefit Big Sky

C. Annual Budget

Kenny reported:

- Revenues increasing modestly due to dues increases
- Staff expenses projected to decrease due to staffing right-sizing and leadership transition
- Insurance expenses rising sharply

He stated insurance costs had increased from roughly **\$36,000** to **\$82,000**, due to industry-wide conditions and litigation matters being resolved.

D. Governing Documents / Responsibilities

Kenny referenced the Articles of Incorporation dating to 1972 and summarized BSOA responsibilities, including roads, bridges, lighting, waste removal, fire protection, television, security, and other quasi-municipal services intended for residents' health, safety, comfort, happiness, and well-being.

E. Forward Planning

He outlined future priorities:

- Independent reserve study
- Better understanding of reserve requirements
- Multi-year strategic planning
- Evaluation of roads, bridges, and deferred obligations
- Determining whether member assessments should fund activities outside core responsibilities

He noted that changing foundational responsibilities may require a **two-thirds membership vote**.

8. Benefit Big Sky Report – Ernie Chappell

Ernie explained that **Benefit Big Sky** is a nonprofit focused primarily on pond restoration in Meadow Village.

A. Committee Recognition

He thanked committee chair Michelle Horning and team member Amy Gitchell for substantial work supporting the project. He also introduced the other committee members of Benefit Big Sky: Stacy Ossorio and Kent Volosin.

B. Project Progress

Completed or underway:

- Walking trail opened
- Installation of chairs and benches
- Additional signage planned to guide proper use
- Efforts to discourage misuse by motorized bicycles and similar vehicles

C. Huntley Kern Pond Sign

A backlit sign was being fabricated by Bozeman Sign Solutions and would be installed on the south end of the pond near Little Coyote Road, visible in both directions.

A dedication ceremony would be scheduled upon completion.

D. Financial Summary

Total project costs incurred to date: **\$1.493 million**, including engineering, testing, and construction.

Funding sources included:

- Approximately \$500,000 in grants
- Nearly \$500,000 in donations
- BSOA contributions

E. Future Amenities

Planned or under review:

- Ecological restoration continuation

- Parking lot paving
- Connector path to Community Park
- Pavilion options
- Picnic tables
- Paddleboard access

He invited further tax-deductible donations.

9. Big Sky Architectural Committee Report – George Mueller

George Mueller, Board member finishing his third year and serving two years on BSAC, spoke.

A. Committee Composition

He identified BSAC members as:

- John Seely (Chair)
- George Mueller
- Ernie Chappell
- Vanessa McGuire
- Dave McCaffrey
- Cindy Miller

He noted the committee consists of seven members total, though six names were shown at that time. Three are elected by members and four appointed by the Board.

B. Committee Duties

BSAC responsibilities are to:

1. Interpret design regulations
2. Implement regulations
3. Enforce regulations

He stated these functions help ensure consistency, neighborhood standards, and preservation of property values.

C. Activity Levels

- 160 cases handled during 2023–2024 (minor/major alterations, new construction, repairs)
- 26 new construction cases in Cascade two years prior
- 112 cases handled so far in current fiscal year, including 15 new construction matters

D. Variances

He stated BSAC is the only body authorized to grant variances for setbacks and similar construction issues.

E. Compliance Focus

BSAC is shifting toward more proactive compliance enforcement, including:

- Trash
- Holiday lights
- Noxious weeds
- Parking matters

F. Wildfire Mitigation

George noted wildfire risk contributes significantly to high property insurance rates.

BSAC actions include:

- New construction prohibited from having wood-burning outdoor fire pits
- Existing homeowners discouraged from continued use of such pits
- Encouraging five-foot hardscape defensible zones around homes
- Fire department available to conduct free property fire risk evaluations
- BSOA assistance available for mitigation applications at no charge

10. Member Question Period

The Chair opened a 10-minute question-and-answer period and invited questions from attendees.

No substantive questions were captured in the transcript.

11. Adjournment

Following the close of member questions, the Chair formally stated:

“I’m closing officially. I’m closing the business portion of our meeting.”

The business portion of the Annual Membership Meeting was adjourned.

Respectfully submitted,

Barbara Rowley / Recording Secretary

Big Sky Owners Association