

# **Announcing Thirty Second Annual Meeting of the Big Sky Owners Association and Big Sky Community Corporation**

**Friday, September 3, 2004 • 1:00 PM  
Summit Hotel • Talus Room • Big Sky, Montana**

**Contents:** In this packet you will find materials related to the Association's Annual Meeting:

1. Tentative Agenda for the meeting. You will receive the final agenda at the meeting;
2. a copy of the approved 2004/2005 Association Budget;
3. a draft of the 2003 Annual Meeting Minutes;
4. your Official Mail Ballot for the 2004 Annual Meeting elections;
5. statements from the candidates for Board of Directors and Architectural Committee;
6. a self-addressed return envelope.

**Quorum:**

A quorum of 25% of the Membership Interests, eligible to vote as of the Date of Record, July 1, 2004, is required to be in attendance, or represented by a written mail ballot, in order to convene the Annual Meeting and validate the elections for Board of Directors and Architectural Review Committee.

The deadline for the return of Mail Ballots is 1:00 PM, Wednesday, September 1, 2004. You may vote in person, or change your Mail Ballot vote, at the Annual Meeting. If you cannot attend the Annual Meeting please submit your mail ballot as soon as possible.

**Election of The Board of Directors and Architectural Review Committee:**

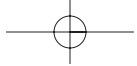
There are three three-year terms up for election to the Board of Directors. Candidate profiles are enclosed for additional information on each candidate. There are also two three-year terms up for election to the Big Sky Architectural Committee. One of these positions will represent the condominium owners interests on the Committee, the other will represent home and lot owners. Please vote for the candidates of your choice or write in other candidates. Cumulative voting is allowed for Directors. Each membership interest has three votes for Director. You may cast all of these votes for one candidate, or split those votes anyway you choose among the candidates. Nominations for any of these positions may be made from the floor at the Annual Meeting.

**NOTE: THE MEETING IS IN THE SUMMIT HOTEL TALUS ROOM**

***Big Sky Owners Association web page***

For updates on the BSOA check out the web site: [www.bigsky.org](http://www.bigsky.org)

BSOA e-mail address: [hsoa@3rivers.net](mailto:hsoa@3rivers.net)



# Candidates for BSOA Board of Directors



**Steve Barrett**  
Big Sky, MT  
*Attorney*

**Position sought:** 3-year term

**Personal Profile:** I have lived in Montana most of my life and have been actively involved in the Big Sky area for more than 20 years. I represent Boyne USA., Inc. and Big Sky Resort as their attorney. I have practiced law in Bozeman for more than 20 years.

**Position Statement:** I strongly believe that the Big Sky area must be intelligently developed. The BSOA Board must continue to focus on core development issues that can have a long term effect on the area.

**General business relationship and ownership in Big Sky:** I am an attorney and represent a number of interests in and around Big Sky. Our firm represents American Bank, Boyne USA, Inc. and various other businesses and individuals in the area. My wife Janis and I have two commercial leasehold interests as well as a time share condominium interest.



**Jack Eakman**  
Big Sky, MT  
*Business Consultant*

**Position sought:** 3-year term

**Personal Profile:** Education in Management and Administration; retired health care administrator. Served on numerous not-for-profit boards. Currently serve as Chair of Glacier Condo Owners Association Board of Directors and as a member of a medical enterprise in Cleveland, OH. Consultant to Big Sky Chamber of Commerce attending most board meetings.

**Position Statement:** Positive continuing growth in Big Sky and BSOA. My background in planning and governance will lend to collaborative relationships with fellow board members, staff, BSOA members and external stakeholders. My issues are cost controls, setting priorities, wise use of resources and staying with the mission of BSOA. The BSOA is meant to add solid value to owners and assist to preserve the quality of life we are all seeking.

**General business relationship and ownership in Big Sky:** Owner/President/Principal of Dimension 3 Associates, LLC of Big Sky, MT. Consultant to some community entrepreneurs and Chamber of Commerce. Glacier Condo Owners Association President. Owner of Glacier Condo and home in the Canyon area.



**Greg Hall**  
Big Sky, MT  
*Contractor*

**Position sought:** 3-year-term

**Personal profile:** Twenty years in Civil and Environmental engineering, BS in Geology at the University of Montana. Lived in Montana since 1971. Worked in reclamation of industrial and mining sites, design of subdivisions, street projects. Organized Water Quality Protection District in Helena, attended all subdivision reviews by county commission.

**Position Statement:** Big Sky has grown to more than just a world class destination resort. It is more than a few full-time residents to a growing demographics of home owners who live here full-time, work here full-time, and play here full-time. Planning for growth in the community has to start now, Before we can't control the sewage, build homes that can't be protected from fire, and not having adequate availability to build a home that you can afford to live and work in the most beautiful place in the world.

**General business relationship and ownership in Big Sky:** Employed by Bitterroot Builders in site development and operations of the jobsites. I own a Cedar Creek Condo.



**Mindy Nowakowski**  
Big Sky, MT  
*Attorney*

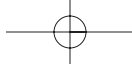
**Position sought:** 3-year term

**Personal Profile:** Attorney specializing in Real Estate, Corporate, and Construction Law. Graduate of the University of Florida Law School, Certificate in Environmental and Land Use Law. Member of Montana, Florida, and Gallatin County Bars. Serve on several boards in Big Sky. My husband Joe is an AgEcon student at MSU and local fishing guide.

**Position Statement:** Over the past 15 years of visiting and living here, I have seen significant growth in Big Sky. Communicating with owners, identifying community needs, building con-

of the challenges we face. As a full-time resident and business owner in Big Sky, I believe that it is important to become involved in the future of our community. I believe that I will be an asset to the Board because of my abilities to listen to community input and to my fellow board members. Listening combined with research and review helps to produce good, practical decision-making.

**General business relationship and ownership in Big Sky:** I am the sole shareholder in Nowakowski Law, P.C. and am a commercial lessee at Meadow Village Drive #205 (Bitterroot Builders).



# Candidates for BSOA Board of Directors



**Barb Starz**

Big Sky, MT

*Director of Lodging, Big Sky Resort  
Manager, Summit Hotel*

**Position sought:** 3-year term

**Personal Profile:** I have lived and worked in Big Sky for fifteen years. I am married and have two boys, six and two. I am responsible for the management of four Homeowners Associations. Also serve on the fundraising committee for Big Brothers Big Sisters of Big Sky. BSOA Board member since 2001.

**Position Statement:** Living, working and raising children in Big Sky, I feel it is my responsibility to get involved with the community governing bodies in an attempt to make a difference for

my family and all that have an interest in the Big Sky area. One of the many issues I am concerned about is that although we are making headway, for the dollars BSOA members pay in taxes, even more can be done to further improve the services we receive from Madison County.

**General business relationship and ownership in Big Sky:**

We are Lake Condominium owners, own two businesses in Big Sky, a landscape business and mountain restaurant, and own a home in Southfork Meadows.

# Candidates for BSOA Architectural Review Committee



**James Mauri**

Big Sky, MT

*Business Owner*

**Personal profile:** Eight years, 1954 to 1962, working for a residential architectural firm in Southern California, followed by 15 years in Northern California and New York, managing the design program for an international company. I am a founding member and active in the daily management of the Bitterroot Group in Big Sky.

**Position statement:** My primary interest in the development of Big Sky, is that all parties to the process adhere to the guidelines and ground rules that have already been put in place. I would be interested to learn about and contribute to the constant monitoring of and improvement of the above. I would expect that working with other members, and related oversight entities would be an important part of this.

**General business relationship and ownership in Big Sky:** Part owner of the Bitterroot Group which includes an architectural practice in Bozeman, general construction company in Big Sky and a 20 acre facility in Missoula that fabricates and mills log, timber and specialty wood products for construction. Owner of a lot in Aspen Groves.



**Kathi McKay**

Bozeman, MT

*Business Owner*

**Personal profile:** I have nearly 30 years experience in Real Estate and property management; and 15 years in construction through my husband's contracting business. I have served on the Architectural Committee for 6 years.

**Position statement:** I have a couple areas of concern, especially when considering the rapid growth Big Sky is experiencing. First, that the construction in Big Sky remains aesthetically appealing and secondly that contractors understand the importance of adhering to the design guidelines, and for the BSAC to work closely with owners and contractors to insure the beauty of Big Sky, and the needs of the community.

**General business relationship and ownership in Big Sky:** Owner of Dependable Paints in Bozeman/Big Sky. Lot owner in Sweet Grass Hills.



**Richard Shanahan**

Bozeman, MT

*Architect*

**Personal profile:** Architect/Principal of firm in Bozeman since 1973. Strong interest in mountain and recreational architecture. Enjoy skiing and outdoor activities. Member of Architectural Committee since 2001.

**Position statement:** Maintain quality and unique architectural character for Big Sky and the mountain surrounding.

**Description of general business relationships and ownership in Big Sky:**

Design/develop projects in the Big Sky area. Lake Condo timeshare owner.



## BIG SKY OWNERS ASSOCIATION THIRTY FIRST ANNUAL MEETING BIG SKY COMMUNITY CORPORATION FIFTH ANNUAL MEETING

**DRAFT**

The thirty-first annual meeting of the Big Sky Owners Association and the fifth annual meeting of the Big Sky Community Corporation convened August 29, 2003 at 1:00 p.m. in the Yellowstone Convention Center. Penni Nance, Chair, extended a welcome to members and guests. She then introduced Directors Steve Barrett, Don Loyd, Bill Olson, Jerry Fishel, Barb Starz, Jim Johnson, Kevin Frederick and Dick Wiggins. The staff: Dee Rothschilder, Carol Collins, S.J. Sheppard and Kelli Jessup were acknowledged.

**Penni Nance, Chair**, reported that the past year has been a very busy year for the BSOA. The primary focus of the Association was on governance and trails. While the governance effort was not successful the trail program resulted in the completion and grand opening of the Ousel Falls Trail on August 11th. The BSOA membership approved the signing of a 3-year \$500,000 option to purchase 22.7 acres of land to expand the Big Sky Community Park. The Resort Tax Board allocated \$150,000 towards this purchase. The BSCC will continue to raise money for this effort. The Resort Tax Board also funded the following projects: Winterfest, Skate Board Park, Softball Field, Ousel Falls Trail, Public Services, Signage, Hwy 191 Trail Repair, Spur Road Trail Study for a total of \$236,388. Another parkland fundraiser the BSCC sponsored was hosting the Bob Dylan concert that was attended by 5500 persons. The Architectural Committee amended the Design Regulations that became effective July 1st. The manual can be purchased at the BSOA office for \$15 or can be downloaded on line at the BSOA web site, bigskymt.org. Penni then thanked Bill Olson and Dick Wiggins for the hours of volunteer time they have given to this community and to Jim Johnson who chose not to run for re-election to the board.

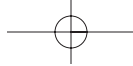
**Taylor Middleton, Big Sky Resort General Manager**, talked about the rumors circulating that the resort is for sale. He stated that the Kircher family invested in Big Sky 27 years ago and they have not sold it yet. Through all of these rumors the resort continues to operate business as usual. Powder Ridge cabins continue to sell well with 20 completed and 39 more to come. Summit Hotel is 80% sold with the nightly rental market increasing. There were 294,000 skier days last season and they hope to surpass the 300,000 mark this winter. Summer conference groups are growing. Middleton said that it is a pleasure doing business in the Big Sky community.

**Bill Olson, Properties & Trails Chair**, gave a detailed report on the summer trail program. He also described a park district that, if approved by voters, would raise funds and manage trails in Big Sky in addition to creating local park and recreation programs. The county was petitioned to instate a 35mph speed limit on the Ousel Falls road. A traffic calming study will be held to determine if the residents would be in favor of installing speed humps on Little Coyote. The Montana Department of Transportation will be installing 2 guardrails on the spur road before October 30th. A Big Sky Trails Master Plan that has been funded through a grant from the National Park Service and a pocket Big Sky Trails Map & Guide is available at the BSOA office. Stop in for a free copy. Olson invited the membership to hike the Ousel Falls Trail. This trail was entirely funded with money from the Forest Service, Spanish Peaks Resort and Resort Tax Board and some private donations. The Yellow Mules Trails will be finished next summer; this trail will connect Big Sky to additional south and west trail systems.

**Debbie Stoner** informed the membership of the efforts of the Gallatin Canyon Women's Club to

*Continued on next page*





*Annual Meeting, continued from previous page*

restore the Crail Ranch cabins. The club has taken on the restoration project of the two cabins that belong to the BSOA. The club has Docents at the cabins during the summer season to tell the history of the ranch. They received a \$1500 grant from the Gallatin Valley Historical Society and have held several fundraisers to fund restoration projects. Bill Olson recognized the amount of work the Women's Club has done and presented thank you plaques to Debbie Stoner, Kate Evans and Barbara Gillispie for the Crail Ranch project. Olson also acknowledged Brian Wheeler for the years he worked as chairman of the Park Committee to develop what you see today at the Big Sky Community Park. Dee Rothschiller, Administrator, commended the many BSOA volunteers. She said, "Volunteers are how we get projects accomplished in Big Sky, I thank you, you are my heroes".

**Chair Nance** introduced the new Gallatin Canyon Fire Chief, Jason Revisky. Revisky reported on the forest fires close by. The Rathbone fire south of Big Sky is estimated at 4500 acres and is 10% contained. The fire forced the closure of Highway 191 earlier this week. Several trailheads remain closed. There are 511 fire fighters stationed at two fire camps north of West Yellowstone. A ban on all fires in Gallatin and Madison County is in effect.

**Chair Nance** called the meeting to order. Secretary Bill Olson declared a quorum was established. There are 1880 eligible membership interests, 25% or 470 votes are needed for a quorum, 577 mail ballots were cast prior to the meeting. Bob Nance motioned to dispense with the reading of the August 30, 2002 annual meeting minutes and approve them as written. Buck Moore seconded, motion carried.

**Barb Starz**, Nominations and Election Committee Chair, reported that there are three director terms up for election. Candidates for these positions included Jerry Fishel, Kevin Frederick, John Boersma and Mary Michelle (Mitch) Furr. Starz asked for nominations from the floor, there being none Buck Moore moved that nominations close, Jack Fontana seconded, motion carried.

**Russ DeRemer** placed his name on the ballot to fill the remaining two-year term of Dick Wiggins who resigned. Starz asked for nominations from the floor to fill this vacancy. There being none Roger Schwer asked that nominations be closed. John Bohlinger seconded, motion carried.

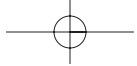
**Don Loyd, Finance Committee Chair**, reviewed the 2003/2004 budget as mailed to the membership in the annual meeting notice. Assessments will increase 3% this year as there are additional roads to plow this winter and more money is needed in the ponds reserve fund as they are silting in sooner than expected. There were no questions from the membership. John Bohlinger moved to adopt the budget as prepared, Tom Reeves seconded, motion carried.

**Chair Nance** opened the floor for public comment. Jack Fontana asked why the Governance effort lost organization after the bill passed the Senate. William Robert Mellen wanted the BSOA to continue the governance efforts. Bill Shropshire said the BSOA should have tried to include local voters more because lawmakers listen to them. Joelle Beardsley said the BSOA should do a better job looking out for its out-of-state owners. Chair Nance asked Senator Bohlinger to answer questions about the legislation. He also stated that if the BSOA has continued interest in pursuing governance at the next legislative session he would assist.

There being no further business Steve Barrett moved the meeting be adjourned. Jack Fontana seconded, motion carried.

The BSOA Board hosted a reception following the meeting.

**William Olson, Secretary**



## 2004/05 BUDGET WORKSHEET

Big Sky Owners Association	2003/04 Budget	2003/04 Projected	2004/05 Budget
<b>OPERATING REVENUES</b>			
3005 · Assessment Income	589,160	591,004	605,000
3010 · Madison County	48,205	48,205	49,892
3015 · Gallatin County	20,000	20,000	20,000
3020 · Late Fee and Owner Interest	2,000	2,750	2,750
3025 · Interest Income	2,500	3,478	3,500
3040 · Architectural fees	25,000	40,000	40,000
3060 · X-Country Ski Fees	9,000	10,545	9,000
3070 · Park Use Fee	7,500	6,500	7,500
3095 · Miscellaneous Income	2,000	200	500
<b>Total Operating Revenues</b>	<b>705,365</b>	<b>722,682</b>	<b>738,142</b>

### OPERATING EXPENSES

#### General & Administrative

4007 · Compensated Wage Accrual	0	6,128	2,000
4600 · Big Sky Community Corp Expenses	0	1,000	1,000
4005 · Salaries & Wages	133,250	146,250	155,000
4010 · Payroll Taxes	10,195	12,578	14,000
4015 · Employee Benefits	35,975	29,913	37,000
4100 · Office Expenses	6,000	8,456	7,500
4110 · Telephone	4,500	3,474	3,500
4115 · Utilities	3,000	3,547	4,000
4120 · Copier Lease & Office Equip	9,000	7,440	8,000
4125 · Property Taxes	3,600	4,162	5,000
4205 · Audit Fees	7,750	7,268	8,000
4210 · Bank Charges	0	200	0
4215 · Postage & Mail	4,000	3,455	4,000
4220 · Insurance	12,000	12,000	13,000
4225 · Dues & Subscriptions	1,000	1,000	1,000
4230 · Association Dues	5,000	4,028	5,000
4235 · Trash	1,500	1,215	0
4240 · Communications	4,000	4,408	4,500
4245 · Travel	750	150	500
4250 · Meeting Expenses	4,000	3,500	3,500
4255 · Annual Meeting	3,000	2,000	3,000
4260 · Software Maintenance	500	336	900
4300 · Legal - General	5,000	1,150	5,000
4495 · Miscellaneous/Contingency	20,000	9,203	20,000
<b>Total 4000 · General &amp; Administrative</b>	<b>274,020</b>	<b>272,861</b>	<b>305,400</b>

#### Architectural Committee Expenses

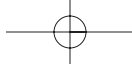
4510 · Other Architectural Expense	5,000	1,137	2,000
4505 · Legal/Enforcement	7,000	767	2,000
<b>Total Architectural Committee Expenses</b>	<b>12,000</b>	<b>1,904</b>	<b>4,000</b>

#### Road Expenses

6005 · Signage Repair	2,000	250	1,000
6015 · Snow Removal	230,000	240,000	250,000
<b>Total Road Expenses</b>	<b>232,000</b>	<b>240,250</b>	<b>251,000</b>

#### Activities Expenses

7065 · Craill Ranch	2,000	1,000	2,000
7060 · Weed Control	2,000		2,500



## 2004/05 BUDGET WORKSHEET

7055 · Trails Maintenance	15,000	6,550	11,000
7005 · TV/FM Translator		2,500	1,000
7015 · Cross Country Ski Trails	45,000	45,185	45,000
7040 · Special Programs	2,200		1,500
7050 · Park Maintenance	15,000	350	11,000
7070 · Park Master Plan			15,000
7090 · Meadow Center Bond	1,500	1,500	1,500
<b>Total Activities Expenses</b>	<b>82,700</b>	<b>57,085</b>	<b>90,500</b>

<b>Capital Expenses</b>			
7505 · Depr Ex - General		6,384	10,388
7506 · Depr Ex - New Office		5,592	5,600
7507 · Depr Ex - New Office Furniture		5,844	5,850
Reserves - Ponds	55,000	55,000	
Operating Reserves	35,000	35,000	35,000
<b>Total 7500 · Capital Expenses</b>	<b>90,000</b>	<b>107,820</b>	<b>56,838</b>

<b>Other Expenses</b>			
8015 · Gain/Loss Other	0	0	0
<b>Total Other Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Expense</b>	<b>690,720</b>	<b>679,921</b>	<b>707,738</b>
<b>Net Revenues</b>	<b>14,645</b>	<b>42,761</b>	<b>30,404</b>

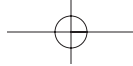
Resort Tax District Revenues	Awarded 03-04	Awarded 04-05
<b>3083 · Winterfest-BSCC</b>	<b>1,218</b>	
<b>3076 · Trails - Ousel Falls</b>	<b>29,400</b>	<b>3,700</b>
<b>3077 · Trails - Trail Rehab Hwy 191</b>	<b>10,000</b>	<b>828</b>
<b>3079 · New Signage</b>	<b>25,000</b>	<b>9,869</b>
<b>3080 · Public Services</b>	<b>7,500</b>	<b>10,500</b>
<b>3078 _ Spur Road Feasibility Study</b>	<b>9,882</b>	<b>12,925</b>
<b>3085 _ Softball Lights</b>	<b>8,826</b>	<b>45,000</b>
<b>3086 _ Skate Park BSCC</b>	<b>4,442</b>	
<b>3087 _ Beehive Creek Trail Extension</b>		<b>15,200</b>
<b>3088 _ Crail Ranch Trail</b>		<b>11,000</b>
<b>3089 _ Playground Equipment</b>		<b>84,347</b>
<b>3090 _ Translators</b>		<b>2,340</b>
<b>Total 3075 · Resort Tax District Revenues</b>	<b>96,268</b>	<b>195,709</b>

Resort Tax District Expenses		
<b>7209 · Winterfest BSCC</b>	<b>1,218</b>	
<b>7201 · Trails - Ousel Falls</b>	<b>29,400</b>	<b>3,700</b>
<b>7202 · Trails - Rehab Hwy 191</b>	<b>10,000</b>	<b>828</b>
<b>7204 · New Signage</b>	<b>25,000</b>	<b>9,869</b>
<b>7205 - Public Services</b>	<b>7,500</b>	<b>10,500</b>
<b>7203 · Trails - Spur Rd Feasibility St</b>	<b>9,882</b>	<b>12,925</b>
<b>7212 · Softball Lights</b>	<b>8,826</b>	<b>45,000</b>
<b>7213 - Skate Park - BSCC</b>	<b>4,442</b>	
<b>7206 _ Beehive Creek Trail Extension</b>		<b>15,200</b>
<b>7207 _ Crail Ranch Trail</b>		<b>11,000</b>
<b>7208 _ Playground Equipment</b>		<b>84,347</b>
<b>7209 _ Translators</b>		<b>2,340</b>
<b>7215 · Intersection Lights-Pwr/Repairs</b>		
<b>Total 7200 · Resort Tax District Expenses</b>	<b>96,268</b>	<b>195,709</b>

### *Reminders: September 3, 2004 Events*

*Water & Sewer District Open House at New Plant 3-6 p.m.*

*Big Sky Chili Cook-off at 5:30 p.m. at the Meadow Village Pavilion*



# Thirty Second Annual Meeting Big Sky Owners Association and Big Sky Community Corporation

1:00 p.m. September 3, 2004 • Summit Hotel, Talus Room • Big Sky, Montana

## Tentative Agenda

Report of the Chair	Steve Barrett, chair, BSOA Board
Introductions	
Reports:	
• Big Sky of Montana	Taylor Middleton, Boyne USA, Inc.
• Big Sky Chamber of Commerce	David O'Connor, Chamber of Commerce
• Property and Trails Committee	Mitch Furr, Properties and Trails
Call to order	Steve Barrett, chair
Determination of Quorum	Bill Olson, secretary
Approval of 2003 Annual Meeting Minutes	Bill Olson, secretary
Election of Directors	Barb Starz, Nominations and Elections Committee Chair
• announcement of candidates on ballot	
• nominations from the floor	
• close nominations	
Election of Architectural Committee Members	Barb Starz, Nominations and Elections Chair
• announcement of candidates on ballot	
• nominations from the floor	
• close nominations	
Collection of ballots	Barb Starz
Presentation of 2004/2005 budget	Don Loyd, treasurer
Membership questions and discussion	
Announcements	
Adjournment	
Reception immediately following meeting.	