



PO Box 160099 Big Sky, MT 59716

Board of Directors Meeting

February 13, 2015 following the Annual Owners Meeting
Big Sky Water & Sewer District Building

Call to Order

Presiding Officer Brad Fretz made a motion to call the meeting to order at 11:23 am. Judy Nilon seconded the motion. All were in favor. None opposed.

Board members in attendance were Brad Fretz of unit 43, Judy Nilon of unit 23, Bob Shanks of unit 30, and Kelly Brown of unit 22. Also in attendance were Scott Hammond, Ryan Welch and Michelle Everett of Hammond Property Management.

Approval of the October 22, 2014 Board Meeting Minutes

Brad Fretz made a motion to approve the minutes from the October 22, 2014 Board meeting. Judy Nilon seconded the motion. All were in favor; none opposed. The motion carried.

Old Business

Security System

Brad Fretz suggested that the board continues to discuss installing a camera system to prevent issues in the pool, clubhouse and dumpster areas. He stated that it would be beneficial to send a communication to all owners regarding the proposed system to see if the rest of the members are in favor. The board agreed.

New Business

Wind Chimes

An owner brought a noise issue to the board. The owner was awakened by wind chimes at night that were hung from her neighbor's deck. The wind chimes were removed in a timely manner, and the board agreed that these types of issues would be discussed on a case by case basis.

Parking Signage/Diagonal Parking

The board discussed the parking area near unit 2, which was intended for larger vehicles. Scott Hammond suggested that stripes and bumpers be installed so that it is clear how vehicles are supposed to be parked in this area. Scott Hammond asked for clarification on whether or not diagonal parking is allowed at buildings three and six. The board agreed that it is the only practical option. Bob Shanks stated that Ryan Welch and Scott Hammond have done a great job at enforcing the rules. Scott Hammond stated that HPM will communicate more of the rule violations with the Board.

Easement Letter

Judy Nilon will update and send the annual easement letter permitting Boyne to cross SPC property to access their maintenance area.

Tree Replacement

Bob Shanks asked if the tree replacement that was postponed in the fall of 2014 could be done in the spring. Ryan Welch and Scott Hammond stated that it would be done soon.

Pond Fence/Signage

The board discussed adding fencing or signage to minimize the association's liability with the pond. The board agreed that fencing would not be the best option, and that adding two signs would be more effective.

Board Member Positions

The board positions are as follows: President Brad Fretz, Treasurer Jim Hammelman, Secretary Judy Nilon, Officer Bob Shanks and Officer Kelly Brown.

Adjournment

Brad Fretz made a motion to adjourn at 11:51 am. Judy Nilon seconded the motion. All were in favor; none opposed. The motion carried.