



PO Box 160099 Big Sky, MT 59716

Board of Directors Meeting

February 14, 2014 following the Annual Owners Meeting AM
Big Sky Water & Sewer District Building

Call to Order

Presiding Officer Brad Fretz made a motion to call the meeting to order at 10:51 am. Jim Hammelman seconded the motion. All were in favor. None opposed.

Board members in attendance were Brad Fretz of unit 43, Judy Nilon of unit 23, Todd Chapman of unit 55, Jim Hammelman of unit 11 and Bob Shanks of unit 30. Also in attendance were Scott Hammond, Ryan Welch and Bethany Davies of Hammond Property Management.

Approval of the November 12, 2013 Board Meeting Minutes

Brad Fretz made a motion to approve the minutes from the November 12, 2013 Board meeting. Judy Nilon seconded the motion. All were in favor; none opposed. The motion carried.

Old Business

Approval of the Easement Letter

Judy Nilon provided the easement letter with Boyne/Big Sky Resort to allow temporary vehicular access to the eastern access of the property during the 2014 golf season. Brad Fretz made a motion to approve the letter. Bob Shanks seconded the motion. All were in favor; none opposed. The motion carried.

New Business

Proof of Homeowner Insurance

Homeowners will be required to provide proof that they maintain \$300,000 in liability insurance as is defined in the Declarations. Jim Hammelman and Judy Nilon will work with HPM to write a letter explaining this requirement to all owners.

Parking and Rule Enforcement

The Board requested enforcement on the two vehicle/unit limit. Renters and rental companies that have not filled out the Rental Agreement and Acknowledgement of the SPC Rules and Regulations will be requested to do so again.

Bob Shanks asked HPM to explain to Big Sky Snowman where to push the snow so that it is no longer in the back yard of unit 44. He asked the Board if they have ever requested an audit of the financial documents. Jim Hammelman did not feel like it makes sense to spend the money when the HOA pays for a public accountant and all financials are reviewed by himself and Scott Hammond.

Brad Fretz thanked Bob Shanks for his participation, involvement with the Board and he thanked Jim Hammelman for all of his hard work with the financial reports and on the budgets.

Board Member Positions

Board member positions will remain the same: President Brad Fretz, Treasurer Jim Hammelman, Secretary Judy Nilon, Officer Todd Chapman, and Officer Bob Shanks.

Adjournment

Brad Fretz made a motion to adjourn at 11:24 am. Jim Hammelman seconded the motion. All were in favor; none opposed. The motion carried.