

Big Mountain Homeowners Association

P O Box 4837

Whitefish, MT 59937

Big Mountain Homeowners Annual Meeting

December 21, 2021

Board Members in Attendance: Sandy Ferrian, Derek Jones, Jeff Mascott, Brian Carper

Meeting was called to order by Sandy and introductions of the attendees, of which totaled 22. Cora Arnold verified we had a quorum.

Minutes from 2020 HOA meeting were approved by a motion from Brett Oemichen and Seconded by David Lippoff.

Big Mountain Fire Department Updates from Ben Devall & Sue Oemichen

- *There was a fire engine, and an ambulance donated this year
- *The brush collection went well this last year with 27 loads of brush being removed.
- *Ben encouraged owners to make house numbers visible from the road to make it easier to locate the property in case of emergencies.
- *He also encouraged homeowners to contact the fire department if anyone has any concerns of brush or trees on or around their properties. He would be happy to come take a look and evaluate the site and make recommendations.
- *Sue Oemichen noted that Fire Wise emails will start up again after the new year.
- * Brush Clean up will be in May or June of 2022
- *There will be a Firewise event June 2022
- *The Fire Department encourages to keep Fire Hydrants cleared of snow. Morris Inc, the Snowplow guys, do their best to keep them clear, but it may be a good idea for homeowners to ensure the hydrant nearest to your properties are cleared.
- *Big Mountain Fire Department website have several documents that provide good Fire Wise Information.

WSI Updates from Nick Polumbus & Brian Carper

- *Despite the challenges with Covid -19, the resort managed to meet its budget
- *Phase 1 has been completed adding new trails to the Hell Roaring Basin.
- *Phase 2 moved the chair lift (Chair 8) which gave ability to access other chairs and it also took some pressure off of chair 1. The Forest Service has allowed future work around the area as needed.
- *Phase 3 is the Hell Roaring Peak Chair Lift. They estimate completion in a couple of years. Chair 4 High Speed Chair lift on Inspiration Ridge hopefully will be completed 2022/2023 Season. The new chairs should take the pressure of those areas of congestion.
- *Landmark Condo 1st phase is almost complete. This is an enormous project and it is estimated to take 30 months to complete. The Tunnel will still be available for public access to Lift 2. The plan is to have Store Fronts, Rentals, and Ticketing available in this area. It will also be designated for Emergency access.
- *There were 14,000 season passes sold which was a 12.5% increase. The Season passes have increased for the last 6 years.
- *WSI anticipates the facilities may need to be revisited as more seats and services may be needed. Hours and menus may be limited. They ask for patience as staffing is stressed in the Food / Beverage Area. They are happy to announce that they have Hired J-1 Visa Students to fill positions and hope to bring them into the Food / Beverage to alleviate some of the pressures. Currently the Hibernation house is being used for employee housing.

Design & Review Board – Brett Oemichen & Nick Polumbus

- *Around 30 new builds on the in various subdivisions on the Mountain.
- *New builds on Sun Rise Ridge – Lot 2, Lot 6, Lot 30 & Lot 35. There are 3 remodels currently in Sun Rise Ridge as well.
- *The board wanted to remind everyone that you should check with the Design Board before doing any remodeling to be sure it is in compliance.
- * If there are issues with Parking or Contractors in the subdivision, you are asked to contact the Design Board and they will address the situation.
- *The January Design Board Meeting will try to address non-compliance issues such as nonconforming lights and other issues.
- *The Design Board assures they stick to the guidelines. In some cases variances may be granted such as Retaining wall height due to the slope. The Medicine Rock Subdivision does not fall under the Whitefish Mountain Design Board.

Treasury Report & Approve 2022 Budget – Derek Jones

- *Driveway assessments should bring in \$63,656. The total Snowplowing fee is \$108,000 a year. Driveways may increase or decrease, but the fee will stay the same until next contract.
- *Utilities increased due to one of the Wood Run Signs being billed to Whitefish Mountain which the Accounting Department discovered this year.
- *The Whitefish Mountain Increased the Trash rate. That being said we did not have to increase the amount billed to owners.
- *Currently the cash in bank is \$267,571.56 of which \$57, 716.28 is in the operating account and \$210,105.28 in the Capital Account.
- *David Lecompte asked about the cost of Liability Insurance and had concerns of the amount. Brian Carper noted the costs have been consistent for the last 4 years. Sandy responded that we own the road and the potential risks make it difficult to find a carrier to provide the insurance. When buying insurance, the board does look into other options to see if the cost can be reduced.
- *Dues will remain the same for 2022.
- *Brett Motioned to approve the Budget and Robert Nasits seconded the motion. David Lecompte opposed.

Rules / conduct and Violation Policy Sandy

- *The Board receives many complaints varying from noise, dog pooh, parking, speeding, garbage and trespassing to name a few. Most of these violations occur in the Wood Run Area.
- *We recommend that you contact Grizzly first. The Board is currently working on a Violation Policy that may help reduce the problems. We have hired an attorney to help draft the policy. We are considering a substantial penalty to the owners for repeated violations.
- *Most of the mentioned Violations are Flathead County Violations and not specific to the HOA subdivisions.
- *Discussions of those attending the meeting were in agreement to having consequences. Brian Carper chimed in, that the violation will continue unless they are enforced. In most cases consequences are needed. It was discussed Grizzly can or can't do. In the process of working on the Policy, Sandy said that we will need to work with Grizzly to figure out a plan to address the ongoing issues. It was also mentioned that it is the owner's responsibility to be good neighbors. It was mentioned that Grizzly needs to do a better job on stickering parking violations. Derek mentioned that the New parking Policy enacted a few years ago has definitely helped, noting the additional parking available at Kandahar. The only thing the owner needs to do is contact Grizzly for approval.

Survey and Planning for the Future – Sandy

- *As the Treasury Report stated, the account is flush. The board is looking for suggestions for improvements that can be done. One Suggestion came in on the Chat session to create a secure / coded gate for recycling, which was discussed during the membership Questions / Concerns.
- *A survey will be going out soon asking a few questions in regards to planning, and comments on how the board is doing.

Membership Questions & Concerns

- *David Lecompte concerns about Sanding. Some didn't want the sanding as they would like to ski across the roads. Mark does apply sand/ice melt in areas that may cause problems. We are not currently having any sanding done.
- *Brian Carper commented on the trash compactor issues and also commented on the Recycling Bins. Republic had them removed as they were not being used for recycling but were being filled with trash. Brian noted it would be very costly and difficult to monitor and secure site for recyclables, but did not rule it out.

Board Election Results

- *There were no write-ins so the following board members were nominated:

Sandy Ferrian

Thomas Bannigan

Brett Oemichen

Jeff Mascott

Derek Jones

Leslie moved that we adjourn the meeting and Brett Oemichen seconded the motion.

Meeting was adjourned.