

2019 Annual Meeting Minutes

Big Mountain Homeowners Association (BMHOA)

The 2019 annual meeting of the Big Mountain Homeowners Association (BMHOA) was held at Kandahar Lodge in Whitefish, Montana on December 30, 2019. Directors present were: Jim Stroud, Sandy Ferrian, Tom Bannigan and Brian Carper. Following a call to order by interim Board President Jim Stroud, Cora Arnold was recognized and advised that a quorum of members was present in person or by proxy. Jim Stroud next led an introduction of BMHOA members present in person at the meeting and presented the Agenda which is attached hereto as Exhibit A and made a part hereof. On motion duly made and seconded the minutes of the 2018 annual meeting were approved with several emendations.

Winter Sports, Inc. (WSI Resort)

Brian Carper reported on operations and year over year attendance at the mountain noting that 2019 was a record year with 382,000 attendees. Brian next reviewed 2019 WSI capital expenditures including refurbishment of the original alpine slide and addition of a second alpine slide due to demand for this activity. Improvements to the vehicle maintenance facility were also reported. Brian next discussed the status of permitting discussions with USFS as respects relocation of Lift 8 and additional mountain runs. USFS approval is anticipated in February 2020. A \$7 million capital project that involves replacing Chair 4 with a high speed quad chair lift was also reviewed. Estimated project completion is two years. Finally, Brian noted that Landmark Whitefish, a private investment group, has proposed a luxury condominium development on the site of the former Alpinglow Inn demolished in 2010.

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BMHOA Financial Report

Jim Stroud reported on 2019 operating and capital budgets through mid-December (See Exhibit B attached hereto.) Operating results are within plan. All

members are current with dues with the continued exception of one owner whose property has been liened.

Upon motion made and seconded, the 2019 Financial Report was APPROVED unanimously.

Further upon motion duly made and seconded, the 2020 Operating and Capital budgets were APPROVED unanimously by the membership after review and discussion. Jim Stroud advised that contract negotiations have resulted in higher 2020 annual snow removal and security costs. Further, legal expenses are higher next year as a consequence of a property dispute involving a Sunrise Ridge owner. Jim Stroud encouraged members to pay annual dues in the first quarter of 2019 to align with the time period BMHOA incurs the highest expenses.

Lastly, consistent with similar action taken at last year's annual meeting, the membership approved, after discussion, the suspension of the \$100 per member Capital Assessment for calendar year 2020.

Grizzly Security and Parking Policy Guidelines

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Brian Reynolds and Cody New with Grizzly Security first expressed their appreciation over the successful completion of contract negotiations with BMHOA. Brian then reviewed Grizzly's security team and neighborhood security operations, including seasonal coverage. Members who are not permanent residents were encouraged to advise Grizzly when they will not be present including phone numbers where they can be reached. Jim Stroud next addressed the implementation of parking policy guidelines by the Board and the important reasons for the crafting of such guidelines. Discussion by the members was deferred to the Membership Questions/Concerns agenda item.

Big Mountain Fire Department

The fire department continues to work with federal, state and local partners to review and disseminate information about wildland fires that could affect members' homes and personal property. Hazardous fuels mitigation efforts on the mountain were reviewed. Members are reminded that they should evacuate

immediately upon notice to do so. Members should be aware of emergency evacuation procedures (and use of the Birch Parking Lot for evacuees) especially as our members have only one means of ingress and egress from our neighborhoods. The fire department also discussed its ongoing fundraising efforts to purchase a fire truck with elevated firefighting capability. (See brochure). BMHOA members were asked to support this equipment upgrade. Visits to the fire house were also encouraged.

Survey Results

BMHOA Board surveyed the membership's satisfaction with the conduct of the Board in leading the membership and identifying issues to address and resolve. Results of the survey reflected positively on the Board while highlighting several issues of concern regarding parking and the growth of short term rental properties.

Membership Questions and Concerns

Several members expressed concerns about the Board's issuance of a Parking Policy without sufficient neighborhood input in its development and implementation. Jim Stroud explained the policy development process and stakeholder input and the Board's role in leading such efforts. Others critiqued details of the map accompanying the policy which were duly noted and discussed. The consensus was the Parking Policy is needed to address high season demand and neighbor disagreements which are better managed through Grizzly Security. The Board concurred with membership that the policy should be monitored for compliance and areas for improvement with changes made as appropriate.

The Board and members discussed the advisability or not of dividing BMHOA into two separately managed entities (Wood Run and Sunrise Ridge) noting characteristics and development issues that are unique to each. All agreed that further study of the costs, voting rights and legal considerations would be required before such a step could be taken.

Members inquired about the status of development of SR Lot 36 (two structures under construction on one lot.) The Board has sought legal advice on options to

pursue. The developer has been sent a letter detailing our various concerns and we await a response.

Members also asked about sanding on the roads. Jim Stroud reported that the HOA could not accept the terms of the proposal from WSI to provide sanding services and that our current plowing service would be providing some salting on some of the areas that pose the highest risks.

Finally, the Board encouraged all neighbors to act civilly and respectfully in their dealings with fellow neighbors and guests and to use the services of Grizzly Security in addressing such issues as parking, noise and untoward actions.

Board Election Results

Upon vote of the membership, the following individuals were elected to the 2020 Board of Directors of BMHOA:

Jim Stroud, Sandy Ferrian, Derek Jones, Tom Bannigan, Jeff Mascott and Brian Carper (appointed WSI representative)

Finally on motion duly made and seconded, the meeting adjourned *sine die*.

Tom Bannigan

Secretary