

Big Mountain Homeowners Association
P O Box 4837
Whitefish, MT 59937

Big Mountain HOA Annual Meeting
01-09-23

Board Members in Attendance: Derek Jones, Brett Oemichen, Sandy Ferrian, David Burrows
WF Mountain Representatives: Nick Polumbus, Roger King

Meeting was called to order by Sandy and introductions of all those in attendance – 27.
Cora Arnold verified we had a quorum.

Minutes from 2021 HOA meeting were approved by a motion from Ron Benton and the Hartsfields seconded the motion.

Whitefish Mountain Resort Updates:

- Numbers are good – Passholders have exceeded what was budgeted. Canadians are starting to return, but still not the numbers that were prior to Pandemic. Another record was set with 15,000 passholders. This is the 7th year that records have been broken.
- Snow Ghost Express put into service on December 30th. It can transport 2200 skiers per hour from the Base Lodge to top of Whitefish Mountain Resort. It doesn't reach completely to top because they can't put that many people at the top without causing congestion.
- Sandy brought up the hours of Home Again chair as it stops at 4:00. It would be nice to extend that to 4:30. Nick responded that it is a staffing issue and the costs incurred. Brett suggested we talk to Elk Highlands, who funds part of the staffing to find a resolution.
- Noise restrictions are not being enforced
- Light restrictions are not being enforced
- Chair 4 gates have been very helpful. In designing the lift, they specifically added 6 gates to help with congestion.
- Landmark Project is a 2-building concept. December 23rd the North units were being listed for sale
- Hell Roaring Peak Chair has been in the works for about 3 years. It was not in the cards this year as the resources went to the Snow Ghost Express. They will keep it on the to do list and would like to have a 5-year window. Resources will be a factor when it may be completed.

- New Project Whitefish Mountain is considering is expanding existing facilities for sitting and eating.
- 3 days in a row of 9,000 skiers
- Comments from Attendees
 - Suggesting a Web Cam on Backslope
 - Appreciates the grooming on Home Again – Wood Run Access
 - 82 - J-1 Visa Students working at the Resort are staying at the Hibernation House. They like it here and are making themselves at home. They are doing a good job.
 - Who to contact about Lighting Issues, Parking Lot? Nick said to contact him or Roger King who is Brian Carper's replacement. rogerk@skiwhitefish.com

Treasury Report:

- Brett Oemichen presented the Treasury Report and Budget for 2023. Snow removal costs increased by 15%, insurance premiums increased, and an increase in Landscaping Costs. Dues will increase due to these items.
- Budget Items – 2022 /2023
 - Crack Sealing 2023
 - Updates to the Landscaping and Irrigation around Sunrise Ridge Sign 2023
 - Freshening up Shrubberies 2023
 - In 2022 a 40' Stainless Steel Traffic Mirror Broke and needed replaced
 - In 2022 dead trees were removed on Common Areas and a pot hole was repaired.
- David Lippoff made a motion to Approve the Budget and David Burrow 2nd the motion with No Opposition.

Fire Updates:

- Sue Oemichen presented the progress of the Big Mountain Fire Department
- 6 Full Time Fire Fighters
- Paramedic on duty 24/7
- Bulletin Board @ Fire Department to announce Activities
- Visit Big Mountain Community Website (<http://bigmountaincommunity.com>) to receive update
- There are 3 Phases of Evacuations
 - Email Notification
 - Texts telling you that a fire may be coming close – Get Ready
 - Texts Telling you fire is coming – Warning – Evacuate
 - Keep in mind there is only 1 way in and one way out
- Big Mountain Fire District continues to work on Website to help inform and notify homeowners of important information

- Big Mountain Fire District have received their Recertification for Fire Wise
 - March 6th Meeting Planned
 - Wildfire Education in March
- Annual Yard Debris Pick Up in Spring as usual. HOA will notify you of specific dates. They are always looking for volunteers for the event
- January 26th a community wide Apres Ski event from 4:30 – 7:00 @ Mully's. Bring a light bite to share
- They have been working on State Funding. Petitions have been submitted and they are just waiting to hear back from them.

Design Board:

- Brett Oemichen – The last meeting they had was June 2022
- 4 New Constructions in Sunrise Ridge
 - 138 Ridge Run
 - 107 Ridge Run
 - 158 Ridge Run
 - 205 Ridge Run
- 6 New home Construction in Northern Lights Stage 3
- Exterior Projects should be sent to the Design Board with complete applications(Enlarging Deck, New Color, adding a Patio) If you are painting your home or repairing a home to maintain the existing presence, no Design Board Approval needed.
- Glades 6 neighborhood near trout pond:
 - 8 lots – Single Family Homes or townhomes
 - Infrastructure should be completed in Midsummer with a 20ft / 10 ft set back.
- Moose Run had 4 new units
 - 2 are final and 2 final in Summer of 2023
 - 4 more by Chair 6
 - Southern Lots – 2 Single Family & 2 Townhomes

Questions from Attendees:

- When Seal Coating is done, can the homeowners be included?
 - We are only doing Crack Sealing, but Brett will talk to Crone and inquire about the Seal Coating during that time.
- Issues with parking of Campers, blocked driveways – More Signage Possible? CCR's for the number of people who are renting?
 - Flathead County is the one who enforces the Rental issues. If issues arise, contact Grizzly
 - RV Parking is available for \$25 a night
 - Kandahar Parking for up to 7 days.
 - Contact Grizzly for arrangements or issues
 - Committee may need to be formed to come up with solutions

- Wood Run Safety of skiers vs drivers and what are our options
- Feeding Animals – Don't do it!
- Garbage Collection – Not Realistic with the area and wildlife and general use of roads
- Splitting Subdivision – More Transparency on Conversations in regarding split

Survey:

1. **Parking** - Complicated & Construction Issues cause several issues. Parking Policy posted on the Website. Many renters / owners are non- conforming and causing issues.
2. **Rentals** – There is limited enforcement. Flathead County are the enforcers, and the owners are responsible to register and follow regulations that the County has set forth.
3. **Security** – Enforcement Issues – Grizzly Security – Flathead County Sheriff's Office.
Suggestions - Restricted Entrances – Security Cameras
4. **House Lighting** – WSI needs to be contacted and they should enforce those in violation
5. **Common Area Maintenance** – Landscaping committee formed
6. **Road Maintenance / Snow Plowing** – Sanding when icy – some want it some don't
7. **Signage** – More No Parking Signs – Dog Responsibilities Signs added – Too Many Signs can dilute the effectiveness
8. **Fire Safety** – Recognize areas that need attention
9. **Ski and Trail Access** – WSI Issue

Board Elections Result

Sandy Ferrian
 Brett Oemichen
 Derek Jones
 David Burrow
 Tom Bannigan

No More Comments and the meeting was adjourned