



Village Center (Lone Peak Center) Owner's Association
Quarterly Board Meeting Minutes
March 6, 2025
1:00 PM MST – Summit Boardroom/Microsoft Teams

Board Members Present: Courtney Jones, Michelle Frederick
Board Members on Teams: Suzanne Schreiner (386), Alan Balen (274,287), Trever McSpadden (282)
Owners Present: Linda Abrahamson & Mike Kilbury (479), Tammy Kane (376 & 476)
Owners on Teams: Tim Stanke (292-B, C, F, G, 291 & 480), Billy McPhillips (281), Jennifer Waters-Howells (275)
Others Present: Michelle Frederick, John Proksa, Ashley Brown, Mack Keefer, Marc Perdue, Abby Neu
Others on Teams: Zander Fogg

Call to Order

Courtney Jones called the meeting to order at 1:00 PM MST.

December Quarterly Board Meeting Minutes

Alan Balen makes a motion to approve the December quarterly meeting minutes. Trever McSpadden seconds the motion. The motion is approved unanimously.

Board Member Update and Board Positions

- Michelle Frederick has been appointed to fill the commercial appointment that became vacant with Ed Dembek's retirement in December.
- President –

Courtney Jones nominates Trever McSpadden for president. Alan Balen seconds the nomination. Trever accepts the nomination and position. The motion is approved unanimously.

- Secretary/Treasurer –

Courtney Jones nominates Alan Balen for Secretary/Treasurer. Trever McSpadden seconds the nomination. Alan accepts the nomination and position. The motion is approved unanimously.

Management Report

Revenue Strategy – *presented by Zander Fogg*

Winter Pace -

- National trends prompting some booking uncertainty, but pickup remains strong through the remainder of the season.

- Western Mountain Region – booking pace
 - November – April occupancy up .8%
 - 1st half of season struggled, 2nd half pacing up, especially April
 - ADR up 1.1%, but properties with lower rates are reporting high occupancy than those with higher rates
- Key Data: +/- 1,150 managed units is greater Big Sky area: occupancy up for the season 6.7%, with most gains coming in the 2nd half of the season, ADR down -6.1%

Summer Preview –

- Encouraging advanced booking with summer booking promo – starting March 1, earlier than previous years
- FIT bookings pacing ahead of last year

Owner Services – *presented by Ashley Brown*

- Mugs in the Mountain – Illys Café - Saturday mornings, 9am-10am
 - Complimentary Coffee & Pastries
- Summer 2025 owner reservations were due January 31st
- Next reservation deadline: June 1st to guarantee winter 25/26 reservations.
- Closing day for winter season is April 27th! (Guest depart lodging properties on April 28th)
- Explorer Lift will cease operations on March 30, 2025. The Explorer Gondola is scheduled to open in December 2025
- Owner.services@bigskyresort.com

Hotel Updates – *presented by Mack Keefer*

- Positive season with staff consistency since December.
- Medallia Updates –
 - Medallia guest satisfaction scores increased by 20 points compared to last year.
- A 360-degree security camera is to be installed in the back pool area of the Village Center.

Facilities Maintenance - *presented by Marc Perdue*

- Snowmelt/heat tray system will be worked on during the off-season. The system is 19 years old and has been experiencing issues.
- Elevator Smoke Curtain – The current smoke curtain is not working well and needs to be rebuilt for safety compliance.

Suzanne Schreiner makes a motion to approve \$11,100 for the rebuilding of the elevator smoke curtains. Courtney Jones seconds the motion. The motion is approved unanimously.

Financials

Treasurer's Report – *presented by John Proksa*

- Balance sheet is similar to prior year; Nothing to note on the balance sheet.
- A/R aging as of 12/31- All dues were paid, except one owner. To date the dues have been collected.

- A/R aging as of 2/28 – Couple balances to be collected shortly.
- Reserve funds charges were about 50/50 with the remodel room and the exterior stain. The reserve funds remain consistent.
- Budget vs Actual – Audit fees are up. We are acquiring a new audit firm, and the cost may differ.
- Parts & Equipment - Fire panel replacement was the majority of the cost.
- PA Supplies – A bit higher for coffee and tea.
- Propane – Down due to rate savings with a locked in price.
- Sewer & Water – Up due to usage
- Residential Electricity – Down due to usage.

Courtney Jones makes a motion to approve the unaudited Treasurer’s Report. Michelle Frederick seconds the motion. The motion is approved unanimously.

Old Business

- Remodel Update
 - We have put out RFPs for a new design firm and have gathered that information back.
 - Timeline did not allow for common areas completed by this fall. We will continue design work later this calendar year, anticipating the common area work to commence in the spring of 2026.
 - Additionally, Boyne is working on a strategy for the resort as a whole. Ensuring that when the work done in the Village Center aligns with the future of the resort as well.
- Room Safes
 - Quotes have been received
 - Two styles were quoted and the recommendation from the hotel team is for the SmartBox NG. This safe is sleeker and has more features.

Alan Balen makes a motion to approve \$10,000 for the purchase and installation of room safes for every unit. Courtney Jones seconds the motion. The motion is approved unanimously.

Board requested to ensure in room placement makes sense for this style before ordering.

New Business

- June Quarterly Board Meeting: Thursday, June 19th @ 10AM MST
- New Accounting Firm for 2024 audit.
- Unit 281 - The upcoming remodel needs to be discussed and communicated to the listing agent so that a potential buyer is aware of the changes that will be made directly to the unit.
 - Owner of 281, Billy McPhillips, raised concerns over undisclosed renovation impacts. A meeting will be scheduled between pertinent parties to discuss this further.

Owner Comments

- A question was asked about the plan for the Village Center locker room. The response was that it will be renovated into a bathroom and office area for snow sports, with construction planned for this fall for use next winter. It was also confirmed that the space will continue contributing to the HOA as it currently does.
- **Jennifer Water Howells**
Asked if owners paying extra for the locker's downstairs
The lockers are managed by our Mountain Services Team and are available for an additional fee.
Asked how Snowsports is contributing to the HOA by using the locker room space and if they are paying rent.
The space is a commercial space that is owned by Boyne which pays its square footage allotment of expense in the same way retail shops, coffee shop and restaurant do.
Asked if there will be signage stating that there are cameras in certain locations.
There is no signage required for cameras in public areas.
- **Linda Abrahamson**
Asked if there will be a different plan for the lobby
Potentially, we will work with whatever new design firm is selected.
- **Alan Balen**
Asked if we were under contract with Galatin Valley and if there is any cancellation fee.
The HOA was under contract with them, however, there are no cancellation fees.
- **Linda Abrahamson & Mike Kilbury**
Expressed concern with the first four or five stairs behind the building as they are filled with snow.
The maintenance team will address this with the snow removal team.
- **Tammy Kane**
For the remodel, expressed opposition to the high-top tables for handicap accessibility and children. And asked if the remodel will stick with the rustic Montana theme.
- **Tim Stanke**
Agreed with the safety concern of the stairs.

Adjournment

Suzanne Schreiner makes a motion to adjourn the meeting. Courtney Jones seconds the motion. The motion is approved unanimously.

Trever McSpadden adjourns the meeting at 2:00 PM MST.