



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes December 15, 2006

Big Sky Community Corporation Board of Directors met December 15, 2006 immediately after the BSOA Board meeting at the Big Sky Owners Association. Directors in attendance included: Don Loyd, Steve Barrett, John Leeper, Mitch Furr, Greg Ruff (via telephone), Josh Heller, Rachel Thesing and Kevin Frederick. Barb Starz was not in attendance. Mary Jane McGarity, Mindy Nowakowski and Bill Dutton represented staff.

1. Community Forum: There was no public comment at this time.

2. Call to order

Don Loyd called the meeting to order at 4:10 PM.

3. Review October 20, 2006 Minutes

Steve Barrett made a motion to approve the October 20, 2006 minutes, seconded by John Leeper. Motion unanimously carried.

4. October and November Financials

Mary Jane stated that the financial reports still needed some work. Kevin Frederick reported that there is \$42,000 in the bank account. Kevin Frederick reported that there were also individual reports for the funds for the Historic Crail Ranch account. The Profit & Loss report is a work in progress to account for resort tax and grants so the Board can clearly see the funds awarded and what was spent. Account #3215 is for the Big Sky Community Park expansion, there will be money back from closing and some of it will need to be repaid to the Resort Tax District, since the original expense was paid for by Resort Tax funds. Other expenses included spending resort tax funds on the smart locks that were installed at Ousel Falls and the Big Sky Community Park bathrooms.

John Leeper inquired about the vendor list and requested clarification on the money paid to "the Pooperman." Mary Jane explained that that is the name of his company and his business comes and cleans up the garbage and miscellaneous items that are left in the park (grills, mattresses, old park equipment, etc.) and hauls them to the dump.

Bill Dutton suggested that the funds from the plank donations be kept in a separate account such as a money market.

Motion by Steve Barrett to accept the un-audited financials; Kevin Frederick seconded the motion.

Motion unanimously carried.

5. Chairman's Report

The Chair stated it was a pleasure to be able to go with Mary Jane to Insured Titles to sign the closing documents for the Big Sky Community Park expansion.

6. Committee Reports

Trails: John Leeper reported. He reminded the Board about corporate matching for making donations some can be as big as a 3 to 1 match. Spur Road Trail: the bridge construction was bid by three contractors and it was awarded to TCA, Inc. of Bozeman for \$142,300 (which was close to what the engineer had estimated). They anticipate starting construction the first week of January and

hope to have something in place by the spring of 2007. Construction costs are covered under the Spur Road Trail Rollover grant from Resort Tax. Mary Jane will inquire if they can submit the bills directly to resort tax as opposed to BSCC fronting the money first. A January 9th Trails meeting is scheduled with Greg Benjamin to discuss trail construction. There will be a press release in regard to the progress on the Spur Road Trail. John reported that the list of names for the donation planks is done and five donation boxes were built and will be put up in the spring.

Mary Jane also informed the Board that in the Big Sky Weekly's "Best of Big Sky" reader poll, BSCC's trails were voted the Best of Big Sky!

Parks: Mitch Furr reported that the park committee met on November 29th. There was discussion that Mary Jane is researching insurance options for the park as more and more activities take place at the park. Paul Cronin would like to donate a pump house from the South Fork Subdivision that is in excellent condition and could replace some of the old storage sheds at the park. The Cronins would pay to have the shed moved to the park. Rachel Thesing and Barb Starz continue to work on the design and construction of the new dumpster enclosure for the new dumpster. Chad Rothacher is going to donate labor and materials to build the enclosure.

Mitch reported that Chad Rothacher of RMR Group was at the park meeting made a proposal at that time to the committee about the possibility of BSCC granting him a drainage and utility easement across the Big Sky Community Park for his Tract 2 in Sweetgrass Hills Subdivision.

Motion by Mitch Furr to permit staff to proceed forward with negotiating easement language for necessary drainage and utilities across the Big Sky Community Park for the benefit of Tract 2, Sweetgrass Hills Subdivision with the understanding that Mr. Rothacher would donate the tennis court property (courts and shed) to the BSCC, allow for public access to the courts, and provide parking. The grant of the easement and the donation is not final until the agreements are in writing and the details of the deal will have to be agreed upon by all parties (including a vote of the BSOA Board). Motion seconded by Kevin Frederick. Motion unanimously carried.

7. Staff Report

Mary Jane deferred to her report presented at the Big Sky Owners Association board meeting.

8. Other

There was nothing reported at this time.

The next BSCC board meeting will be Friday, January 19, 2007 immediately following the BSOA meeting which convenes at 9AM.

9. Adjourn

Kevin Frederick made a motion, seconded by Mitch Furr to adjourn the meeting. Motion unanimously carried.

Meeting adjourned at 4:50 P.M.


Barb Starz, Secretary