



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes February 16, 2007

Big Sky Community Corporation Board of Directors met February 16, 2007 at 9:00 am at the Big Sky Owners Association office. Directors in attendance included: Don Loyd, Steve Barrett, Barb Starz, John Leeper, Mitch Furr, Greg Ruff, and Kevin Frederick. Josh Heller and Rachel Thesing did not attend. Mary Jane McGarity, Mindy Nowakowski and Bill Dutton represented staff.

1. Community Forum: Jamey Kabisch, President of the Meadow Village Condominium Association was in attendance and presented a \$1,000 donation check to say thank you for allowing the MVCCOA to store its snow in the Big Sky Community Park. He also informed the Board that it would be permissible to place a trails donation box in the Meadow Village Center. Jamey will work with Pete Bolane on finding a suitable location for the donation box.

Sgt. Matt Daugherty of the Gallatin Sheriff's Department was present to answer any questions the Board might have and to be a part of the meeting to be in the loop of community activities. There was discussion back and forth with Matt and the Board members in regard to community happenings. Matt informed the Board that a good amount of their calls are for home burglaries and those are usually on second homes that do not have property managers or someone looking in on them, as well as, homes without burglar alarms. He also informed the Board that Judge O'Malley in Virginia City is always looking for community service opportunities for youth violators and asked if the BSCC would be interested in being a part of the community service program. The Board would be interested and asked Matt to please follow-up with Mary Jane.

2. Call to order

Don Loyd called the meeting to order at 9:26 AM.

3. Review January 19, 2007 Minutes

Steve Barrett made a motion to approve the January 19, 2007 minutes, seconded by Mitch Furr. Motion unanimously carried.

4. January Financials

Bill Dutton presented the January financials. He reviewed the BSCC reports and indicated the following: Profit and Loss- income from plank donations for the trails, revenue from resort tax reimbursements; Vendor list- Kevin asked why there are energy bills for BSCC, Bill responded that the BSCC maintains the public street lights and these expenses are reimbursed by resort tax; Historic Crail Ranch - only three transactions for the month of January, and all of them were donations from the annual fund raising letter.

Motion by Steve Barrett to accept the unaudited financials; Barb Starz seconded the motion. Motion unanimously carried.

5. Chairman's Report

The Chair had no report.

6. Staff Report

Property Transfer: Mary Jane reported that certain properties (i.e., Ponds, Park, Historic Crail Ranch, Tracts in Meadow Village, and Tracts in Sweetgrass Hills) were voted by the membership in 1999 to be transferred to the Big Sky Community Corporation. At the last meeting it was discussed to put those certain subdivision properties (i.e., Ponds, Tracts in Meadow Village, and Tracts in Sweetgrass Hills) back in the BSOA. At the very least the ponds should be transferred back to the BSOA, since there are reserve funds for the ponds set aside for restoration (although the vote in 1999 did permit the BSOA to use those funds for the ponds even after they were transferred to the BSCC) it is difficult to insure the ponds under the BSCC, but it is more feasible under the BSOA.

Kevin Frederick suggested that the members should be informed of the current situation in regard to the properties as well as the current status of the ponds. Steve Barrett concurred.

John Leeper informed the Board that he has written a draft letter he would like to send to the Silverbow Condominium owners to encourage them to come in and review the pond study prepared by PBSS&I, as well as, let them know that one alternative would be to let the ponds go back to their natural state.

IRS Letter: Mary Jane reported that staff with Jim Woy from AZ have filed additional paperwork with the IRS as required to maintain the BSCC's 501(c)(3) status.

Snow Storage at the Park: The Board discussed that a formal agreement should be reached between Meadow Village Center Condominium Owners Association and the BSCC in regard to storing snow in the park in the future for winter seasons 2007-2008 and 2008-2009. Mindy Nowakowski will inform the MVCCOA board.

7. Committee Reports

Trails: John Leeper gave a Trails Committee report. He reported that donation canisters will be placed in the Meadow Village Center, Town Center, and at the community park. Spur Road trail, the status of the Memorandum of Understanding between Gallatin County and the State is unknown at this time, please have staff contact Kate Dinwidie at Gallatin County and inquire. The bridge has been contracted for and anticipated completion is Memorial Day 2007. During installation of the bridge it may be necessary to close the Spur Road bridge crossing by the Conoco station, but the committee will work with the Sheriff and give notice prior to closure. There were some boundary line issues of where the Montana Department of Transportation's right of way actually goes to and if that is the case then these areas of the trail will just become narrower. The Trails Committee is planning a public meeting this Spring to get some input from the community and have a celebration. Bill Olson is addressing the part of the trail at the Conoco station to see where the trail will go to hook into the HWY 191 trail. Clarification: there will be no snowmobiles allowed on the trail, no motorized vehicles of any sort on the trail. Finally, John Leeper stated that he filled out and sent in a grant application to 3 Rivers Telephone Cooperative, for potentially a \$5,000 grant. He also wrote a thank you letter to Montana Department of Transportation thanking them for their continued work with the BSCC on this spur road trail.

Parks: Mitch Furr reported that she had a park meeting with Barb Starz, Greg Ruff, Rachel Thesing, Mary Jane and Josh Heller on February 6, 2007. Josh Heller has been reviewing the construction drawings and giving input on costs. The committee is in the process of breaking down what needs to happen with the park for the next steps of development. They are going to work to get the park really cleaned up this spring so that as the committee is soliciting funds for

the development of the park, there is a park that someone can look at and see its full potential. The committee has decided that the first step is to get the entry way together and they have contracted with Alan McClain of Big Sky Landscaping to clean up the landscaping at the kids park. Also the committee reviewed the draft agreement with the Big Sky Association for the Arts in regard to their use at the park. The committee is looking into working with the BSAA to co-sponsor an event.

Park clean-up- Rachel is in discussion with Ophir School to get the kids to come clean the park to assist with the Ophir kids fundraising efforts for their trip to Washington D.C.

Park Charter- Mitch is working on updating the Park Committee Charter for approval by the Board. Resort Tax grants- The committee working with Mary Jane will finalize all its grants for park costs so that the Board can review and approve at its March meeting.

Fundraising- Mary Jane reported that she sent to fundraising packages to representatives at Yellowstone Club and Moonlight basin. Barb Starz has asked Dax Scheiffer of Boyne to assist with public relations for the park. Steve Barrett suggested that the committee commission a scale model of the park showing the amenities, that it would be a good tool to show prospective donors the park. Greg Ruff also suggested that the park drawings be put up on the BSCC website.

Dumpster project- Mitch reported that Chad Rothacher from Rocky Mountain Rustics is generously donating labor and materials to construct a new dumpster enclosure; however the committee thought it best to reserve this donation until the final location for the dumpster was solidified. Chad was responsive to this. Kevin Frederick suggested that maybe in the mean time the current location of the dumpster could be aesthetically improved with either landscaping or a new fence.

Camp Big Sky: Mary Jane reported that Katie Coleman has been employed at this time to start working on the 2007 Camp Big Sky programs. She is working with a committee of volunteers and BSCC board members and staff to get the programs together for the summer.

8. Other

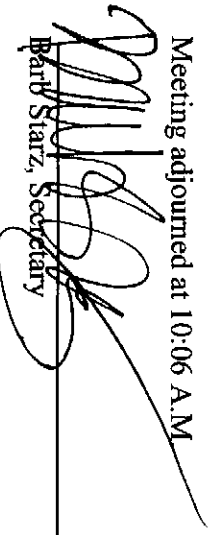
There was nothing reported at this time.

The next BSCC board meeting will be Thursday, March 22, 2007 immediately following the BSOA Board meeting which convenes at 9AM.

9. Adjourn

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

Meeting adjourned at 10:06 A.M



Barb Starz, Secretary