



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes January 18, 2008

Big Sky Community Corporation Board of Directors met January 18, 2008 at 10:30 A.M. in the Big Sky Owners Association's conference room. Directors in attendance included: Trever McSpadden, Claire Nixon, Leslie Piercy, Carolyn Griffin, Kevin Frederick and John Leeper. BSOA Board of Directors in attendance were Barb Starz and Mitch Furr. Mary Jane McGarity, Kate Scott and Krista Mach represented staff. Jackie Persons was also in attendance of behalf of the Tennis Association.

1. **Community Forum:** The community was offered the opportunity to comment during the community forum; however, no members of the community were present.
2. **Call to order**
Don Loyd called the meeting to order at 10:30 AM.

3. **Review December 21, 2007 Minutes**
Carolyn Griffin made a motion to approve the December 21, 2007 minutes, seconded by John Leeper. Motion unanimously carried.

4. **December Financials**
Mary Jane explained the financials to the new BSCC Board, stating that our property is only worth the fair market value at the time of the donation – we do not have these values for Historic Crail Ranch or Ousel Falls. John Leeper and Don Loyd suggested that we have all of our physical assets assessed and on the books, however Mary Jane pointed out that a reserve analysis must be completed first and that staff is working with the BSOA Board to pay for the analysis. Additional bids are being solicited.

Motion by Mitch Furr to accept the un-audited December 2007 financials as presented. Carolyn Griffin seconded the motion. Motion unanimously carried.

- a. **Signature Authority:** Mary Jane explained that there is a checking account for the BSCC and that each check requires two signatures – anything under \$2,000 Mindy and Mary Jane can sign, however anything greater than \$2K requires a Board member's signature as well.

Motion by Mitch Furr, to give Mindy Nowakowski, Mary Jane McGarity, Claire Nixon and John Leeper Signature Authority on the BSCC checking account. Carolyn Griffin seconded the motion. Motion unanimously carried.

- b. **CD through Summer:** Mary Jane explained that currently the BSCC has \$191k sitting in Big Sky Western Bank, she would like to put \$90k into some sort of interest bearing account, whether it is a CD or an American Bank Account as suggested by Mitch.

Motion by Kevin Frederick to put \$90k into an interest bearing account at one of the three local financial institutions; Carolyn Griffin seconded the motion. Motion unanimously carried.

5. Chairman's Report

Don Loyd had nothing to report at this time.

6. Election of Officers

Before the election of officers, Don Loyd officially seated the new BSCC Board of Directors. Trever McSpadden nominated Kevin Frederick for the BSCC Chair; Claire Nixon nominated Carolyn Griffin to be the BSCC Vice-Chair; Carolyn Griffin nominated Trever McSpadden to be the BSCC Secretary; and lastly Trever McSpadden nominated Claire Nixon to be the BSCC Treasurer.

Motion by Leslie Piercy to seat the officers of the BSCC as nominated; Kevin Frederick seconded the motion. Motion unanimously carried.

7. Committees/Miscellaneous Reports

a. Charters:

Leslie Piercy made a motion to approve the Tennis, Camp Big Sky and Softball charters; Claire Nixon seconded the motion. Motion unanimously carried.

b. Trails: John Leeper reported that the trails survey sent out with the BSOA Newsletter brought back over 400 responses; suggestions and overall appreciation.

c. Parks: Mitch Furr expressed her desire to find new members; she is also looking forward to the new Board helping with the park vision.

d. Staff Supported Projects

(i) Park ZTA: Mary Jane reported that the Park Zone Text Amendment passed and that the entire park is now zoned "Community Facilities."

(ii) Architectural Sketches: Mary Jane showed the Board the new Architectural drawings of the phased park plan – these will be essential for requested Resort Tax Funds. MJ explained that any Resort Tax requests for funding will need to be figured out by March and that the money requested on behalf of the park will be used in the fall of 2008, so if we wait a year we will be pushing back park plans a year.

The discussion of the park sparked a jump in agenda items up to **Strategic Planning**. John Leeper expressed that he sees this plan as being something the Board can always come back to and check themselves against. John suggested that perhaps the BSCC Board needs a retreat that focuses on the strategic plan – Carolyn Griffin agreed and added that perhaps this is the time that a priority list should be made for the entire organization and not just for park planning.

Mary Jane said she would contact facilitators to lead the retreat. Mary Jane also stated that for any board members interested, she had a binder full from the last two years of park surveys and community research for anyone's reading pleasure.

(iii) Summer Management: Mary Jane informed the Board that she was in the process of taking bids from various property management companies to maintain the park for the upcoming summer.

8. Other

- a. Strategic Plan – covered earlier in meeting**
- b. Calendar – to be figured out at retreat**
- c. Resort Tax Grants – covered earlier in meeting**
- d. Summer Events: Mary Jane asked to Board to think about whether or not we need an event planning committee; Carolyn believes that we absolutely do.**

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

Meeting adjourned at 11:53 A.M.


Trever McSpadden, Secretary