



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes December 21, 2007

Big Sky Community Corporation Board of Directors met December 21, 2007 immediately following the Big Sky Owners Association meeting held at 2:00 p.m. at the Big Sky Owners Association Office. Directors in attendance included: Don Loyd, Mitch Furr, John Leeper, Runsey Young, and Rachel Thesing. Greg Ruff, Barb Starz, Kevin Frederick and Steve Barrett were not able to be in attendance. Mary Jane McGarity, Mindy Nowakowski, Kate Scott, and Krista Mach represented staff.

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 4:06 PM.

3. Review November 16, 2007 Minutes

Rachel Thesing made a motion to approve the November 16, 2007 minutes, seconded by John Leeper. Motion unanimously carried.

4. November Financials

Krista presented the November financials and reported the following: 1) the equity section on the statement of condition has been changed to comply with the filing requirement for the IRS; and 2) Mary Jane reported that the donor for Ousel Falls Park never took the write off and that the park needed to be valued at the time of donation. John Leeper had a question on the charge from Men @ Work for taking down a fence. Mary Jane clarified that it was the old jack leg fence at the park. Mitch had a question on the large bill for electricity. Mary Jane responded that it was for a bill from the summer that was disputed and was just now paid.

Motion by John Leeper to accept the un-audited November 2007 financials as presented; Mitch Furr seconded the motion. Motion unanimously carried.

5. Chairman's Report

Don Loyd had nothing to report at this time.

6. Committee/Misc. Reports

a. Trails: John Leeper reported that there was a trail meeting on Wednesday, December 19th that was well attended. John reported that the contract that was signed for the rest of the Spur Road Trail will be honored at the rate bid, and will actually come in less then expected. Construction should start in April 2008. Mary Jane reported that she and Bill Olson met with the Resort Tax Board and gave them an update on the current status of the Spur Road trail as well as a spreadsheet illustrating the remaining permits and all permits that

had to be acquired. Mindy gave an update on the assignment of trails from Gallatin Peaks Master Association; she anticipates having a final document by the end of December.

b. Parks: Mitch Furr reported that the Alan McClain (Big Sky Landscaping) donated \$3,500 of sod and topsoil to the children's playground at the Big Sky Community Park. She also reported that she has been working with the Mom's Club of Big Sky with regard to trying to get the guardrail on Little Coyote changed to a steel guardrail, because this bridge is right above the children's playground. Mary Jane suggested that it would be good to get a cost estimate on what it would replace the guard rail with a steel rail, since it might not be that expensive and could be paid for by BSCC. There was discussion on the protocol for BSCC, now that it is separate from BSOA, on how BSOA members would be solicited since the BSOA collectively gives money to the BSCC. Mary Jane said she would discuss this with the new BSCC board.

c. Staff Supported Projects:

- i) **Park ZMA-** the zone map amendment for the Big Sky Community Park was approved by the Planning and Zoning Commission to change the zoning from CR and RMF 3500 to Community Facilities.
- ii) **Reserve-** Mary Jane received an estimate and sample work product for a reserve analysis of BSCC assets. Mary Jane would like the study to be funded by the BSOA and will put this request on the BSOA agenda for January.
- iii) **New Board Orientation-** the new board orientation went well on Thursday December 20th.
- iv) **BSRAD meeting-** this agenda item was discussed under the Trails Committee report.

7. Other

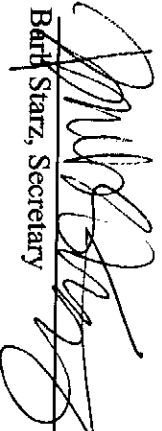
There was no other business discussed.

The next BSCC board meeting will be January 18, 2008 at 10AM.

8. Adjourn

Rachel Thesing made a motion, seconded by John Leeper to adjourn the meeting. Motion unanimously carried.

Meeting adjourned at 4:35 P.M.


Barb Startz, Secretary