



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes July 21, 2006

Big Sky Community Corporation Board of Directors met July 21, 2006 the meeting was held prior to the Big Sky Owners Association meeting in the BSOA office. Directors in attendance included: Kevin Frederick (via telephone), Steve Barrett, Don Loyd Mitch Furr, Rachel Thesing, John Leeper and Barb Starz. Mary Jane McGarity and Mindy Nowakowski represented staff. Chris Mounjoy and Chad Peterson from the park committee were in attendance to discuss the skate park. Bill Olson from the trails committee was present.

1. Call to order

Steve Barrett chaired the meeting since Kevin Frederick was on the phone. Steve Barrett called the meeting to order at 9:05 AM. Steve asked Mitch to present her committee report out of order since there were guests in the audience who had come to speak in regard to the skate park, the minutes are indicated below.

2. Review June 16, 2006 Minutes

John Leeper made a motion to approve the June 16, 2006 minutes, seconded by Mitch Furr with the following corrections: "the minutes were seconded by Mitch Furr." Motion unanimously carried.

3. June Financials

Don Loyd reported. Don Loyd stated that the financials for BSCC provide more information than has been available in the past. Mary Jane confirmed that more line items have been added to reflect a more accurate set of financials for BSCC. Mitch Furr stated that since resort tax is going to be run through BSCC, funds will need to be transferred to BSCC to cover bills until the payments can be reimbursed through resort tax.

Don noted that there is \$19,000 in income under the line item for the Big Sky Kids Camp, but that some of that income will go back to BSOA to cover expenses.

Kevin Frederick had a question on the Balance Sheet: retained earnings what does that reflect in the BSCC financials? Don Loyd responded that it was the \$19,000 from the Big Sky Kids Camps that has not been totally expensed out, but will be in the near future.

Motion by John Leeper to accept the un-audited BSCC financials; Barb Starz seconded the motion. Motion unanimously carried.

4. Chairman's Report

The Chair had nothing to report at this time and deferred to Mary Jane's staff report.

5. Staff Report

Mary Jane deferred to the committee reports.

6. Committee Reports

Trails

John Leeper reported as well as Bill Olson from the Trails Committee was present. John Leeper reported that the Committee is having issues with the Montana Department of Transportation (MDOT) with regard to the Spur Road trail. There is an update in the packet on the trail and in addition to that update the Committee is planning on applying for another CTEP grant. There was a meeting with the Gallatin County Commission for the CTEP grant and Kate Halloran attended and presented on behalf of the BSCC on July 18th. On August 8, 2006 there will be another commission meeting, and John Leeper will attend, but the Committee has to decide how much money they want to apply for.

John Leeper reported that the donation requests to have a branded plank went out in last month's newsletter and that an advertisement will be going out too. The branding will be done with a 600 watt branding iron with volunteers doing the branding. The charge is \$50.00 per name; the purpose is to get people to invest in the trail systems in Big Sky.

Bill Olson reported on the status of the Spur Road trail. Bill Olson stated that they were supposed to be getting bids at this time, but MDOT says that it will take another month and half before they can finalize their review of the geotechnical reports. He said that he is concerned that the Resort Tax Board will lose faith that the project will ever be completed. BSCC has hired Stahly engineering who has done all the trails for MDOT in the past and hired a geotechnical engineer out of Billings (Wornack) who did the work on the Beartooth highway. Bill Olson requested the Board's assistance in dealing with MDOT to help move the project along.

Bill Olson stated that he would like to get something concrete done on the trail this year. For example the bridge across the Westfork of the Gallatin River, if they can get the footings for the bridge done which should not be that problematic since they are on bedrock their should not be any geotech issues. If the bridge can get done then request the bids this fall and winter so that by late April or early May they could get the geotechs done.

Steve Barrett said that at the end of the meeting he would make calls with Bill Olson to try and get this moving.

Properties and Parks

Mitch Furr reported that the 4th of July event had great turnout. The only problem was that there were lots of personal fireworks which resulted in quite a bit of trash clean up. She informed the Board that the park committee will be working to address the issue of personal fireworks at the park prior to next year's event. Mitch Furr reported that Eric Ladd is still working with Amy Warring from Gallatin County to get compliant softball lights.

Mitch Furr reported (at the beginning of the meeting) that the Park Committee had a meeting on July 20, 2006 and discussed the skate park: in particular removing ramps and other equipment that have become run down and are more of a hazard. The Park Committee has also requested that a bigger ramp be installed at the skate park. The idea is to keep momentum going at the skate park until a permanent structure can be designed and built as

) proposed under the master park plan. Chris Peterson reported that the ramp was built from the Thrasher ramp plans, that the ramp was built already and would just be rebuilt on site and it will be all donated both labor and materials. This new ramp would get more usage from kids and adults in the Big Sky area. The proposed location would be next to the basketball court or they could put it on the cement skate park area but it would take away the ability to leave some of the other ramps there for beginner skaters. Chris reported that he and Chad would repair what could be fixed and help to haul away what could not. Chris agreed with Mitch about needing to keep enthusiasm going by having an interim ramp until a permanent facility could be built. He said Driggs, Idaho did this before they built their permanent ramp.

Prior to installation, Mary Jane will review the zoning, BSAC and file for any land use permits as necessary.

) Motion by Mitch Furr to install the new skate ramp between the basketball court and the cement slab for the skate park. Don Loyd seconded the motion. Motion carried by a vote of six to one: John Leeper voting no and Kevin Frederick, Barb Starz, Don Loyd, Mitch Furr, Steve Barrett, and Rachel Thesing voting yes.

) During discussion John Leeper asked the staff and Board who would own the ramp. Mary Jane responded that the ramp would be donated by the skateboarders and the BSCC would own it just as it owns all of the other assets at the park. John Leeper then asked does anyone inspect the ramps. Mary Jane said the ramps will be maintained by the ad hoc skateboard group in Big Sky and that we did not have specific plans for regular structural or safety inspections. John Leeper also inquired about whether rules will be posted at the skate park. Staff responded that yes rules were being written up and a sign would be ordered and posted. John Leeper also asked about weeds and the pathways between the skate area and the softball field that they needed to be cleaned up. Mary Jane stated that the weeds have been sprayed and that the path would get cleaned up.

John Leeper then inquired what liability exposure the BSCC has with the skate park. Steve Barrett responded that the BSCC has liability insurance for the park, but to keep in mind that insurance policies never provide a full shield from liability.

) Mitch Furr then gave the option parcel update: The park party that was to be scheduled for August 25th has been canceled because BSCC will not have ownership of the option parcel. The party was to celebrate closing on the option and kick off the fundraising for the park, but will be postponed to a later date. Mitch Furr presented a fundraising brochure that the Bozeman public library put together. That format could be used to work with Trust for Public Land to sit down with individuals to solicit funds. Mary Jane reported that the next milestone is to get the purchase and sale signed with the Taylors. This is currently being reviewed by Brian Gallik the attorney for the Taylors and then will have to be reviewed by BSCC and then Gallatin County. Due to the time it will take to review the contract, there will need to be an extension to the option agreement; Mindy is currently drafting the extension. The Taylors also want to set the closing date to occur near President's weekend and to do a fundraiser party with Trust for Public Land. The idea is to send out personal invitations and invite approximately 25 people and unveil the master park plan.

) Mitch Furr presented the draft park plans to the Big Sky Water and Sewer District (WSD) on July 18th. The WSD is supportive of extending community water and sewer for use by the park. The WSD Board did have some questions about the road through the option parcel that is for accessing their treatment plant, since the WSD no longer has an easement for a bridge from the Taylors property across the Westfork of the Gallatin River. This was an informational update to the WSD and the WSD Board was supportive of development of the park.

Mary Jane presented an idea to the Board about approaching area home owners associations about collecting an additional amount of money with their current assessments that would go to the parks and trails. BSOA currently "donates" \$25,000 to BSCC for park and trail maintenance.

Ponds: Mary Jane reported that while the staff has worked with outside resources to come up with a creative solution for the Little Coyote pond, there is still no solution for the Silverbow pond. Mary Jane requested permission from the Board to hire a firm to come up with solutions from start to finish, including all options to secure water rights for the ponds and restoration. Steve Barrett interjected that staff may want to contact Morrison-Maierle and to talk to Matt Williams to see who to use as a consultant. Kevin Frederick was very much in favor of securing reports from consultants outlining all options for the ponds. Staff was directed to solicit bids -- money will be approved and allocated from pond reserve at the next meeting of the BSOA Board.

) **Historic Crail Ranch:** Bill Olson reported that he has been working with Brian Wheeler to put in a golf cart path that would run along the southern boundary of the Crail Ranch property in exchange for additional land for the Historic Crail Ranch. His goal is to have the project completed for the annual meeting. Bill Olson reported that the neighboring property owned by Phil Smith may also require an easement. Bill Olson reported that Rocky Mountain Rustics (RMR) has installed a water line to the Historic Crail Ranch to provide potable water to the ranch at no charge (~\$7,000 value). Bill Olson is waiting to hear back from Williams Plumbing to get the final plumbing completed.

Tennis Court Meadow Property: Mary Jane reported that Chad Rothacher, owner of RMR, has plans to develop Tract 2 Sweetgrass Hills, which sits adjacent to and above the current park. However there are some drainage issues that may necessitate BSCC granting an easement to Chad Rothacher across the park and option parcel to assist with the drainage. Staff is fairly certain that the courts will be donated to the BSCC in the future.

7. Other

) John Leeper had several comments: 1) he had a suggestion that similar to port authorities that the BSCC grant licenses to the different groups that use the park and 2) the BSCC needs to be totally separated from BSOA, since the BSCC has a varied constituency.

) Bill Olson agreed with John Leeper's last comment that it is difficult to solicit donations and easements when they have to do with the BSOA. Also costs for public amenities should not be solely borne by the BSOA, and it would be good to have non-BSOA people involved in BSCC.

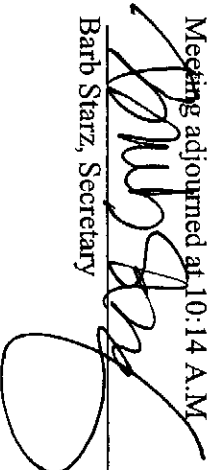
Barb Starz- pointed out to the Board her concern of giving up control of the BSOA's assets. Staff reminded the Board that the assets are in the BSCC's name already as approved by the membership.

The next BSCC board meeting will be just prior to convening the Annual Meeting on Friday, September 1, 2006 at 11:30 AM in The Peaks restaurant at The Summit Hotel.

8. Adjourn

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

Meeting adjourned at 10:14 A.M.



Barb Starz, Secretary