

BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes July 25, 2008

Big Sky Community Corporation Board of Directors met July 25, 2008 at 1:00 p.m. at the Historic Crail Ranch in Big Sky. Directors in attendance included: Kevin Frederick (via telephone), Clare Nixon, Leslie Piercy, Eric Ladd and John Ayres (entered the meeting at 1:23 p.m.). John Leeper, Janny Patterson and Trever McSpadden were not able to be in attendance. Mitch Furr (Park Committee), Katie Coleman (Camp Big Sky) and Al Lockwood (Historic Crail Ranch) were program chairs in attendance. Mary Jane McGarity (also Executive Director of the BSCC), Mindy Nowakowski, Krista Mach and Robin Hicks represented BSOA staff.

1. Community Forum: The community was offered the opportunity to comment during the community forum. There was no comment from the community.

2. Call to order

Since Kevin Frederick was in attendance via telephone, he requested that Clare Nixon (Treasurer) chair the meeting. Clare Nixon called the meeting to order at 1:05 PM.

3. Review June 6, 2008 Minutes

Eric Ladd made a motion to approve the June 6, 2008 minutes, seconded by Leslie Piercy. Motion unanimously carried.

4. Nominations and Elections- Jon Ayres

Jon Ayres had submitted his letter of interest to be on the BSCC Board and provided letters of reference which were in the Board packet.

Eric Ladd made the motion to appoint Jon Ayres to the Board of Directors for the Big Sky Community Corporation, seconded by Leslie Piercy. Motion unanimously carried.

Leslie Piercy made a motion to appoint Jon Ayres to the nominations and finance committee, seconded by Eric Ladd. Motion unanimously carried.

5. Financials

5a. May/June Reports- Mary Jane reported on the financials. Mary Jane reported that there were some changes to the statement of condition on the equity side, splitting out the categories. She also noted that all check and vendor reports were included in the Board packet.

Motion by Leslie Piercy to accept the un-audited May and June financials as presented. Eric Ladd seconded the motion.

Discussion: There was some discussion on the Gift Works spreadsheet and Mary Jane reported that this would also be the mailing list for the BSCC. Mary Jane also reviewed the semi-annual foundation statement, which has decreased in value.

Motion unanimously carried.

5b. Switch the Big Sky Community Corporation d/b/a Historic Crail Ranch bank account from Big Sky Western Bank to First Security Bank- Mary Jane reported that the Historic Crail Ranch would like their bank account at First Security Bank for convenience.

Motion by Kevin Frederick to switch the Big Sky Community Corporation d/b/a Historic Crail Ranch account from Big Sky Western Bank to First Security Bank here in Big Sky and to have Barbara Gillespie, Mary Jane McGarity, Mindy Nowakowski, Clare Nixon, and Al Lockwood as signators on the account. Motion unanimously carried.

5c. Development/Donations-

i. Giftworks Year End Report- This report was given earlier in the meeting by Mary Jane under agenda item 5a.

ii. Taste of Big Sky- Mitch Furr gave a report on the Taste of Big Sky that was held July 15. She reported that Buck's T-4 donated water and the Corral donated lemonade for the BSCC table to give away for a donation. Mitch also had gotten some party plates for rental as well. The BSCC probably raised about \$300, but the public outreach was invaluable.

iii. Annual Appeal Mailing- Mary Jane reported that the annual appeal letter and park booklet will be mailed out in August. Eric Ladd asked if we had an idea of how much we need to raise and that a goal of money raised should be included in the letter. Eric said he would be happy to review the letter with Mary Jane. Leslie Piercy asked how many would be mailed and Mary Jane reported approximately 300.

Jon Ayres entered the meeting at 1:23 p.m. and joined in the Board meeting.

iv. Raitt-Tailgate- Robin reported that this event would be a pre show to the Bonnie Raitt concert on August 27th and people would buy parking passes in advance. She handed out the draft poster for the event. She explained the different tiers for the event and depending on the tier you bought you would be entitled to such things as: parking, dinner, admittance to the pre show band, and early admittance to the concert. Robin also walked the Board through the expense list and noted that different businesses have underwritten different costs. Robin anticipates that this event will raise ~\$60,000.

5d. Grants-

i. RCC&D Hazardous Fuels Program- Mary Jane reported that she has received the application and will be working on it this upcoming month. This grant would help offset the cost of reducing wildfire fuels in the Ousel Falls Park area.

ii. Montana Tourism Infrastructure and Investment Program Grant- Mary Jane reported that she has received the application and will be working on it this upcoming month. This grant would provide funds for "brick and mortar" construction projects (the community park) that help attract tourists to the State of Montana.

5e. Expenses/Funding Requests-

i. Park Engineering Project-

Eric Ladd reported that the park construction team met last night at the park and discussed locations of park assets (a summary of the meeting was provided to the Board). He stated that the most important item was to choose Morrison-Maierle the project engineer and get them engaged. Determining the grade of the park will then determine whether the current ball field is retained or removed and replaced. Mary Jane reported that additional funds will need to be released to cover the cost of the engineering.

Eric Ladd made a motion to authorize up to \$40,000 to be used for project engineering after resort tax funds for this project have been expended, seconded by Leslie Piercy.

Discussion: Jon Ayres inquired if BSCC went through the bid process. Eric Ladd reported that yes they had and there were two other bids. The park construction team decided to go with Morrison-Maierle based on their bid and experience. Additionally, the MM Project Team has offered to donate some work as well. Motion unanimously carried.

ii.

Insurance Bids- Mary Jane reported that she has been working with insurance carriers since January 2008 to get bids for the general liability policy for the BSCC. However, based on the assets (i.e., public parks and trails) held by the BSCC and the fact that Big Sky is not a municipality, it has been very hard to get bids and most companies have even declined to bid. The agent that currently underwrites the BSOA and BSCC policies is First West Insurance and they have submitted a quote for general liability insurance for the BSCC. However, Mary Jane clarified that BSCC will still need a quote to get its own D&O Insurance for the Board.

Leslie Piercy made a motion to accept the bid from First West Insurance as presented, seconded by Eric Ladd. Clare Nixon disclosed that she works for First West and therefore abstained from the vote. Motion unanimously carried.

iii.

Birthday Party Celebration- Mary Jane reported that the celebration will be held on September 13, 2008 at ~10-11AM. The theme and celebration is that the BSCC is 10 years old, the Spur Road Trail completion, and dedication of Kircher Park. The celebration will be at the Skywood Commercial parking area. The party will be paid for out of unrestricted donations.

iv.

Folf- Mary Jane reported that she has been working with Jason Meyers to preliminarily investigate the idea of a FOLF (disc golf) course near the park, on property owned by the Big Sky Water Sewer District (WSD). The initial request from the group was to purchase nine baskets and equipment at ~\$4200. Approval has not been received from the WSD as Mary Jane wants input first from the Board. The Board had some questions: Leslie Piercy asked how many people actually play this game and would be interested in a course; Eric Ladd asked if this group would put up some money for

the cost either through fundraising or volunteering and supporting the BSCC; and Jon Ayres asked what is the cost of maintenance for the equipment. The Board in concept supported the idea, and directed MJ to get permission from the WSD.

6. Chairman's Report

6a. Staff Activity- Mary Jane reviewed her staff report that was included in the Board packet and in particular that staff is working on an agreement between the BSOA and the BSCC to transfer the open/green belt lands in Sweetgrass Hills and Meadow Village from BSCC to BSOA.

6b. Conflict of Interest Resolution- Mindy presented the conflict of interest resolution as provided in the Board packet and reviewed its contents and explained the requirement from the auditors and IRS to have such a policy. There were no questions from the Board. Eric Ladd made a motion to adopt the Conflict of Interest Resolution as presented, seconded by Leslie Piercy. Motion unanimously carried.

7. Program/Committee/Reports

7a. Park Construction Team- Eric Ladd reported previously under agenda item 5(e)(i).

7b. Parks- Mitch Furr reported on a fundraising idea that the Park Committee had to work with a local vendor in Bozeman that sells items on e-bay and donates part of the profit back to the BSCC. The idea would be that people would drop off their items at this store and their item for sale on e-bay would be earmarked for the BSCC. The other idea was to have a local artist design a Big Sky/BSCC license plate. The state requires either a \$4000 payment or to have 400 people signed up for the plate at the time of submittal. The committee thought that if the plate was attractive and appealed to a wider group and not just the local residents it could be profitable. The committee would work to get the artwork donated, and get the 400 people signed up so that there would be no upfront costs. Mitch also reported that park clean up days are going very well.

7c. Trails- Mary Jane reported for John Leeper that the Spur Road Trail is currently under construction.

7d. Historic Crail Ranch- Al Lockwood reported that the summer at the HCR is going well. They had two new events this summer: Kids Flyfishing and an Old Fashioned Field Day event. Both events were well attended with ~30 kids and area fly fishing businesses donated guide time for instruction. For more information Al gave their web address: crailranch.org. Al also reported that the Colors of Kyrgystan was a well attended event and raised funds for the HCR. Al reported on their study with Scott Carpenter that they might opt to spend money on something tangible instead of another portion of the study. Eric Ladd mentioned that it would be a good fundraiser to reproduce and sell some of the old photos they have at the ranch. He would provide Al with the contact information of a company that can do this for them.

7e. Camp Big Sky- Katie reported that due to low attendance they have had to cancel some of the camps (~9, but they have run 17 camps so far this summer). However, there has been no money lost because they cancel the camp if they are not going to break even on the cost. She will report back with the ratios from previous summers. She did report that the other camps run by Morningstar and MOSS have done well- these camps run in conjunction with Camp Big Sky, to fill other camper needs. At the end of the season she is going to

review the summer and get feedback and have discussions, possibly next year start out smaller so as to avoid having to cancel camps. She reported that their sticker idea was "Find yourself at Camp Big Sky."

7f. Others- Eric Ladd reported on the Softball Concert, that they have had a hard time finding bands whose schedules were not too close to the Bonnie Raitt concert, but that they are still working on it.

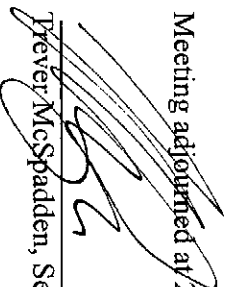
8. Other

The next BSCC board meeting was not determined. MJ will query the board via e-mail after the Raitt Gate party is over.

9. Adjourn

Leslie Piercy made a motion, seconded by Eric Ladd to adjourn the meeting. Motion unanimously carried.

Meeting adjourned at 2:25 P.M.



Trevor McSpadden, Secretary