



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes October 26, 2007

Big Sky Community Corporation Board of Directors met October 26, 2007 immediately following the Big Sky Owners Association meeting held at 9:00 at the Big Sky Owners Association Office. Directors in attendance included: Don Loyd, Mitch Furr, Kevin Frederick, Barb Starz, Rachel Thesing, and Greg Ruff (via telephone). John Leeper, Rumsey Young and Steve Barrett were not able to be in attendance. Mary Jane McGarity, Mindy Nowakowski 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 9:50 AM.

3. Review September 21, 2007 Minutes

Mitch Furr made a motion to approve the September 21, 2007 minutes, seconded by Barb Starz. Motion unanimously carried.

4. September Financials

Mary Jane presented the September financials and reported the following: 1) the semi-annual report was given to Resort Tax on monies spent thus far from those grants; 2) Mary Jane responded to a Board member's question about why the cost of advertising was so high- this included the full page color ad for the end of the summer thank you/park information and did include the cost of printing the park booklet; 3) Mitch Furr inquired about the entry to Storm Shadow Productions, this is the company that is producing the informational film on the park, all monies received in donations for this project are paid to vendors directly.

Motion by Kevin Frederick to accept the un-audited September 2007 financials as presented; Rachel Thesing seconded the motion. Motion unanimously carried.

5. September Donations

Mary Jane reported that BSCC has raised 120,000 dollars in donations. Mary Jane included in the Board packet the donation history by campaign. All thank you letters/tax receipts have been sent out to donors to date. Rachel Thesing inquired about whether the best way to track the campaign labeled Cross Canadian Ragweed Concert was the best label since it could be misleading that the event itself raised that much money. Mary Jane said that she could footnote those entries to reflect that the donations came in as a result of attending that event and that the event itself did not raise that money. Mitch Furr suggested that a binder be kept on all fundraising activity so that all information for events, sales of merchandise could be in a central location so that over time events and fundraising ideas can be tracked and hopefully not duplicated.

6. Chairman's Report

a. **Nominations:** Don Loyd announced that Mary Jane has received several names and biographies of people who are interested in serving on the BSCC board. Mary Jane read an e-mail from John Leeper to the Board expressing Leeper's opinion of the importance of appointing this first Board and his recommendations for Board members. Discussion ensued that it would be prudent to first discuss how the transition to the new Board would take place as well as the orientation of the new board prior to discussing potential nominations. After discussing the transition and the orientation materials the Board discussed the potential nominations. It was discussed that only seven Board members be appointed at this time. Barb Starz brought up sending out a letter to the BSOA members again a letter explaining the transition of control of the BSCC from the BSOA to a newly appointed Board. It was discussed that Kevin and John Leeper would be the BSOA Board appointments to the BSCC board. Kevin Frederick brought up again the question of whether the "open space" tracts in Sweetgrass Hills and Meadow Village Subdivisions that were transferred by membership vote to the BSCC could be transferred back to the BSOA; although it was discussed the idea of selling the tracts back to the BSOA. Staff will contact AZ to get an opinion on this.

Motion by Kevin Frederick to table the appointments to the BSCC Board, seconded by Mitch Furr.

Discussion: Mary Jane will give the Board members the potential candidates contact information so Board members can get to know more about the prospective appointees. Don Loyd suggested that they come to the next BSCC Board meeting. Rachel Thesing suggested that the Board discuss the list of candidates and come up with a short list.

Amendment to the above Motion. Kevin Frederick amended his motion to create a short list of candidates and then table the nominations of the short list until the next meeting, seconded by Mitch Furr. Motion unanimously carried.

Discussion: The Board discussed the potential candidates for the new BSCC board and there was lengthy discussion that certain appointees may be better to serve on a committee instead of the Board. The short list of interested candidates that the Board agreed to: Ron Edwards, Eric Ladd, Leslie Piercy, Janny Patterson, Clare Nixon, Carolyn Griffon, and John Ethan (if he is interested).

b. **Transition Discussion:** Don Loyd inquired with Barb Starz and Mitch Furr if they had any particular concerns about the transition of the new BSCC board or suggestions on how to help the new BSCC board succeed. Barb Starz informed the board of her concerns as well as those raised to her by members who live on Little Coyote (in particular). Barb expressed significant concern over the lack of control over assets (i.e., the community park on Little Coyote and tracts in SGH) that could have an "adverse" effect on BSOA members if developed. Staff reiterated that the transfer of these assets was approved by the BSOA membership and that the driving force behind creating a separate BSCC board that is no longer solely controlled by the current BSOA Board is to satisfy new IRS regulations that will help to keep the BSCC's 501(c)(3) status intact.

) Kevin Frederick asked Barb Starz, how would you fix it, how would you change it. Rachel Thesing commented that there will always be people who do not like the park or want to see it developed. Barb Starz suggested that maybe the protective covenants could be used. Staff reiterated that protective covenants that exist on these tracts (i.e., Sweetgrass Hills) designated the park as recreational and restricts what the property can be used for; same can be said on the "open space" tracts in Sweetgrass Hills. In fact the proposed amendments to the Sweetgrass Hills and Meadow Village Covenants would restrict these properties even more than the current covenants.

Don Loyd commented that it is difficult to transition control, but that this is in the best interest of the BSOA membership because by making this transition it will help shed the financial and liability burden off of the BSOA to the greater community, and it does not matter how long we wait there will always be people who do not like it and will not understand it.

c. **Orientation Book for new FY:** Mary Jane presented to the Board the new orientation binders that the newly appointed BSCC Board would receive. The binder includes information on: calendar of events, board meeting dates, deadlines for grants and resort tax; fundraising information; governing documents; insurance; asset/property lists; and miscellaneous information including excerpts from non-profit board materials.

d. **Calendar:** this agenda item was covered under agenda item 6c.

) **7. Committee/Misc. Reports**

a. **Trails:** John Leeper, Bill Olson, and Mary Jane are going to meet with the Resort Tax Board on November 14th to discuss the current status of the Spur Road trail and other BSCC grants. The trail cannot be completed this fall due to delays of permitting from the Forest Service.

b. **Parks:** Mitch Furr reported that the landscaping at the children's playground is complete and looks great, thank you to Alan McClain (Big Sky Landscaping) and Rachel Thesing for their hard work. She also reported that Alpine Property Management again agreed to donate its services to maintain the trash/mitt mitt receptacles at the BSCC parks this winter. There was discussion about what to do with the old softball sheds, that possibly the Arts Council could use them.

c. **Staff Supported Projects:** Mary Jane referred the Board to the staff report in its Board packet, which listed the numerous activities that staff supported this past month.

8. Other

a. **Rolander Easement- Tract E SGH:**

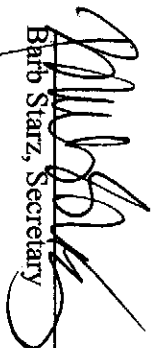
Motion by Kevin Frederick to table a decision on whether to grant two access and utility easements across Tract E, Sweetgrass Hills until the November board meeting so that the Board has more time to review the information and AZ can give the Board an opinion on any tax implications of this transaction, seconded by Mitch Furr.

The next BSCC board meeting will be November 16, 2007 immediately following adjournment of the BSOA meeting.

9. Adjourn

Mich Furr made a motion, seconded by Barb Starz to adjourn the meeting. Motion unanimously carried.

Meeting adjourned at 11:45 A.M.



Barb Starz, Secretary