



## BIG SKY COMMUNITY CORPORATION

### Board of Director's Meeting Minutes January 27, 2006

Big Sky Community Corporation Board of Directors met January 27, 2006 at 9:00 AM in the BSOA office. Directors in attendance included: Kevin Frederick (via telephone), Steve Barrett (via telephone), Barb Starz, Don Loyd, Mitch Furr, John Leeper, and Rachel Thesing. Mary Jane McGarity and Mindy Nowakowski represented staff.

#### **1. Call to order**

Don Loyd chaired the meeting because Kevin Frederick was participating via telephone conference. The meeting was called to order at 9:12 AM.

#### **2. Review December 16, 2005 Minutes**

Reading of the minutes was dispensed by Don Loyd. Historically, BSOA and BSCC meetings were conducted jointly, so the business of the BSCC for December is reflected in the BSOA minutes for December. Presently, the BSOA board will endeavor to conduct separate meetings of BSOA and BSCC with separate minutes and financial reports presented for approval.

#### **3. December Financials**

The audited financials for the BSCC (Fiscal Year 2004-2005) will be reviewed during the BSOA meeting when the auditors are present. Don Loyd reported on the December financials. Mitch inquired about why there was no income for the past month for the Ousel Falls donation box. Staff reported that there were no donations for the past month. John Leeper inquired about whether the BSCC accounts were accruing interest and Mary Jane reported that yes they were. Mitch inquired about whether the BSRAD contracts will be reflected under the BSCC; Mary Jane reported that yes they can be if the Board prefers grants to be run through the BSCC and not the BSOA. John Leeper inquired about whether BSRAD tax funds that were promised should be reflected as an asset. Mary Jane reported that grant monies are only provided by BSRAD as they are spent. All BSRAD projects are tracked in a spreadsheet and reported to the Board in the monthly Board packet.

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

#### **4. Chairman's Report**

Kevin Frederick ceded the floor to Mary Jane. Mary Jane reported that after a month of meetings with County staff including Planning and Open Lands Board, as well as the

) Taylor family, BSCC will be proceeding with acquisition of the option parcel only. For the time being, the river bottom is off the table.

## **5. Committee Reports**

### **Properties and Parks**

) Mitch Furr reported that the first steering committee meeting for the Park Master Plan was held on January 11, 2006 and the steering committee consists of: Deb Love (TPL), Mary Jane McGarity, Mitch Furr, Barbara Rowley, Randy Johnson, Kay Reeves, John Leeper, Renae Schumacher, Roger Schwer, Brian Wheeler, Eric Ladd and Bill Davis. The steering committee is working to get information to the community and work with several community groups to get them involved in the planning process. The committee will be having several meetings over the next month. There will be a meeting March 2, 2006 (a design charrette) to facilitate ideas for the park, discuss what is feasible and what uses the park location can accommodate.

) Mary Jane reported on the acquisition of the option parcel. She stated that it was determined to stay Level 1 Open Lands Board grant application with the County Commission until Staff could meet with County officials to determine the full extent and ramifications of receiving Open Lands Board monies. Staff met with County officials in early January, and it was determined that BSCC should move forward in applying for the Open Lands Board grant and receive Level 1 approval from the County Commission and apply for Level 2.

) Mary Jane reported that Kevin Frederick did sign the easement in favor of TM Land Partners across the Big Sky Community Park and she hand delivered it to James Taylor last week. Mary Jane reported that we are just waiting to receive the recorded easement back prior to transferring the Big Sky Community Park into the BSCC.

) Mary Jane informed the Board that it does not appear at this time that the Taylor Family is willing to include the river bottom parcel with the Option Parcel for the BSCC. However, Mary Jane reported that for purposes of the Master Park Plan, that will proceed as if the entire park will include the river bottom parcel, the option parcel and a portion of the tennis court property.

### **Pond Update**

) Mary Jane reported that Tony Kohnik has inquired about our ponds with the BSRAD and what funding BSOA received from the BSRAD; however, no funding has been provided for the ponds from the BSRAD. Mary Jane reported that Staff is moving forward with researching the option of utilizing the WSD's water rights for the ponds.

### **Trails**

) John Leeper reported that the engineering contracts for the spur road trail have been signed and that the committee expects to have bids by April for what it will cost. John Leeper reported that the trail may have to be completed in phases; however, he hopes that is not the case since it will result in a loss of economies of scale and risk inflation. So far

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\$20,000.00 of the BSRAD tax funds has been spent with \$420,000 remaining. He reported that at the January 12, 2006 meeting Ryan Hamilton, representing Big Sky Town Center, joined the committee as Deputy Chair. Bill Olson still remains active with the committee as project manager and is staying abreast of all trail activities.

Mary Jane reported that a Montana Fish Wildlife and Parks grant was awarded for the spur road trail in the amount of \$10,000. This money was in addition to the \$26,000 received last year for the spur road trail.

John Leeper suggested that the Board look into investing their funds with an entity like Smith Barney that can offer more investment options and flexibility. Steve Barrett agreed, but stated that the Board should first explore other options with the local banks. Mitch Furr commented that it would be worth looking into.

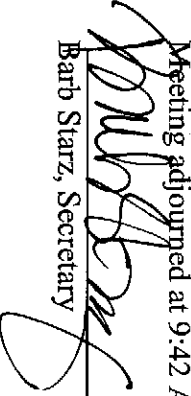
#### **6. Other**

The next BSCC board meeting will be February 17, 2006 immediately following adjournment of the BSOA board meeting.

#### **7. Adjourn**

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

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Meeting adjourned at 9:42 A.M.

  
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Barb Starz, Secretary