



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes May 29, 2007

Big Sky Community Corporation Board of Directors met May 29, 2007 at 12:00 pm at the Big Sky Owners Association office. Directors in attendance included: Don Loyd, John Leeper, Mitch Furr, Barb Starz, Greg Ruff (via telephone) and Kevin Frederick (via telephone). Josh Heller, Rachel Thesing and Steve Barrett were not able to be in attendance. Mary Jane McGarity, Kate Halloran 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.

At this time Mary Jane McGarity introduced Krista Mach as the newest member of the BSOA staff. Krista will be taking over accounting duties for Bill Dutton.

2. Call to order

Don Loyd called the meeting to order at 12:10 PM.

3. Review May 4, 2007 Minutes

John Leeper made a motion to approve the May 4, 2007 minutes with the following changes: National Trails day should be changed from June 3, 2007 to June 2, 2007 and delete "Chad Peterson and Chris Mounjov no longer live in Big Sky" inserting "Chris Mounjov and Chad Peterson were not available when contacted." Motion seconded by Mitch Furr. motion unanimously carried.

4. April Financials

Mary Jane presented the April financials.

Motion by John Leeper to accept the un-audited financials as presented; Kevin Frederick seconded the motion. Motion unanimously carried.

5. Chairman's Report

The Chair had nothing to report at this time.

6. Staff Report

Mary Jane reported:

Resort Tax Grants: Mary Jane informed the Board that Mindy represented the BSOA at the Resort Tax Application Meeting, presenting grants for the Q & A with Bill Olson presenting the Spur Road Trail grant application. Mary Jane let the Board know that the Q & A went well with minimal questions.

Tennis Association: Mary Jane updated the Board that the Tennis Association had been awarded a \$2,000 from a grant that she had helped them with. Mary Jane then explained that the Tennis Association would ultimately like to become a committee of the BSCC, functioning almost

exactly like Big Sky Softball. Barb Starz commented that it is important the courts will still be open to the public and Mary Jane assured her they would be.

Erik Morrison: Erik Morrison is working to produce a film about the future park to entice donors. Mary Jane showed the Board a copy of a park article that had been written by Erik for a Bozeman snowboarding magazine.

7. Committee Reports

Trails: John Leeper gave a Trails Committee report. John reported that the bridge installation for the Spur Road Trail is going well and that the bridge foundations have been installed; the actual bridge installation should be done by mid June. John also reported that June 2nd is National Trails Day and that he and other volunteers plan on meeting at Ousel Falls Park to do some trail maintenance and install donation canisters; a barbeque will follow at the Big Sky Community Park Pavilion. Lastly, John informed the committee that a trails log book had been created so that volunteers can log their time spent inspecting and maintaining the trails; there is also a spot in the log for money collected from the donation canisters.

Parks: Mitch Furr reported that on May 9, 2007 there was a successful Park Clean Up Day with a good turnout and some new faces. Mitch also reported that she had been working with the Park Committee to host a park fundraiser with a potential date of August 18, 2007. The committee has been working with Lucia Stewart, formerly of Porter House Productions, to put an event together, however if the talent is not there then there will not be an event. The main frustration in planning this event has been the price of the talent.

Historic Crail Ranch: Mary Jane reported that she spoke with Barb Gillespie briefly and thought Barb had a great suggestion to think about for the future. Mary Jane explained that Barb had recently been to the Miller House in Jackson Hole; the Miller House has a host couple that lives there for free while working and maintaining it. Mary Jane thought that this would be an interesting idea for the future maintenance of HCR and even the park.

Camp Big Sky: Mary Jane reported that Camp Big Sky is up and going thanks to Katie Coleman, CBS Director, and with the assistance of Barbara Rowley. Camp brochures can be found on Julie's desk.

Governing Documents: Mindy reported on the status of the revised BSCC Bylaws and Articles of Incorporation. The revised documents have been reviewed by the legal committee, Jim Woy, the auditor, Alanah Griffith, outside counsel and Mary Jane. The documents were sent out to the Board in April for review, comments were received and incorporated. At this time Mindy asked the Board if after further review they had any other concerns or questions. Don Loyd noted that in the event of a resignation it reads that a "super majority" vote would be required for a new Director and he would like to know why it would not just be a "simple majority." Mindy informed Don that he was correct in asking and that it was a typo, she will change the document to read simply "majority" rather than "super majority." Barb Starz expressed concern about the BSCC Board becoming a Board of community members, not necessarily BSOA members, especially since our biggest assets have been transferred over to the BSCC, including the park. Mindy informed Barb that in 1999 the BSOA members voted to transfer the BSOA assets into the BSCC, knowing that at the time there were no members of the BSCC. Barb's concern is that at the time of the vote it was not the intention of the voters to have non BSOA members control the assets. Barb feels that the members need to have these changes better explained. Mindy explained that as requested at last month's Board meeting, advertising was put in both the Weekly and Look Out informing the public

) that changes were coming for the BSCC Governing Documents and that they were posted on the BSOA website. John Leeper pointed out that it is in fact to the advantage of the BSOA members to no longer have the liability associated with the community assets. Mindy also explained that these assets would be better preserved under the BSCC, with the protection that the properties can never be transferred to a governmental entity or private landowner, they can only be transferred to another 501(c)(3); preserving assets and removing liability is the best thing for the members especially in the case of a law suit, separate and distinct is always preferred. Lastly, Mindy pointed out that although the assets would not be directly under the BSOA, the BSAC (which is directly related to the BSOA) has architectural authority over what can be built or done on the properties.

Barb pointed out that she fully supports the governing document re-write, however she thinks that the specifics of the changes need to be better defined and summarized for the BSOA members. Kevin Frederick requested that a detailed summary of changes be mailed to the membership satisfying all Directors and informing the membership that any question or concerns need to be addressed prior to the June 15th meeting when the changes will be voted on. Mary Jane agreed to get a letter done and mailed to membership. Mindy voiced her concerns about seeing such an effort hindered when all necessary steps have already been taken and membership has been informed. Mary Jane then informed the Board that a letter will go out and that at Kevin Frederick's request she will make sure Barb reviews it before mailing.

) Motion by Kevin Frederick to mail a letter informing the membership of all major changes to the BSCC Bylaws and Articles of Incorporation, where they are available for reading and that voting on these changes will take place at the June 15, 2007 BSCC Board Meeting; John Leeper seconded the motion. Motion unanimously carried.

8. Other

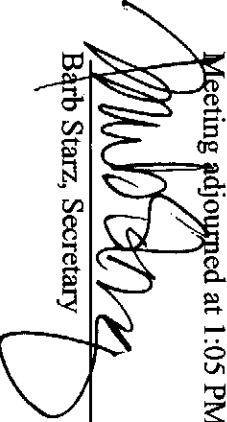
Mary Jane reported that Rogers Crain would like an easement through Community Corporation land to access his land. Big Sky Water Sewer District already cuts through BSCC land to get to their water tower. Mary Jane is going to tell Mr. Crain to survey and map where he would like the easement.

The next BSCC board meeting will be Friday, June 15, 2007 at 9:00 AM.

9. Adjourn

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

) Meeting adjourned at 1:05 PM.



Barb Starz, Secretary