



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes May 4, 2007

Big Sky Community Corporation Board of Directors met March 22, 2007 at 9:00 am at the Big Sky Owners Association office. Directors in attendance included: Don Loyd, Josh Heller, Rachel Thesing, John Leeper (via telephone), Mitch Furr, Greg Ruff (via telephone), Steve Barrett and Kevin Frederick (via telephone). Barb Starz was not able to be in attendance. Mary Jane McGarity and Mindy Nowakowski represented staff. Alanah Griffith, outside counsel, from the Mark Bryan Law Firm was also in attendance.

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 9:05 AM.

3. Review March 22, 2007 Minutes

Steve Barrett made a motion to approve the March 22, 2007 minutes with the following change to Community Forum: delete "There was none" and insert "The community was offered the opportunity to comment during the community forum; however, no members of the community were present." Motion seconded by Josh Heller, motion unanimously carried.

4. March Financials

Mary Jane presented the March financials.

Motion by Steve Barrett to accept the un-audited financials as presented. Josh Heller 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 reviewed with the Board each grant application that was made: Play Ball, Spur Road Trail – Completion to Town Center, Spur Road Trail Construction – Rollover, Spur Road Trail Add On – Rollover, Public Parks, Services and Trails, and Building Community – Preliminary Engineering and Storage Building. These applications were reviewed by the respective committees and were submitted to the Big Sky Resort Area District on April 18, 2007. The Q&A session will be held at the Big Sky Chapel at 1:00 pm on May 16th and Mary Jane encouraged all Board members to attend. Mindy and Bill Olson will be representing the BSCC at the Q&A.

MeadowOne Agreement: Mary Jane updated the Board that this is the agreement between the BSCC and MeadowOne (owner of Tract 2 of Sweetgrass Hills) to provide for and negotiate a drainage easement across the BSCC's park as well as the donation to the BSCC from MeadowOne of

a portion of the tennis court property adjacent to the park. This is the second reading of this agreement that was prepared by outside counsel.

Steve Barrett made a motion to approve the agreement, seconded by Josh Heller. During discussion Steve Barrett agreed to amend his motion, seconded by Josh Heller to state: Move to approve the agreement with MeadowOne and to revise the agreement so that it can be recorded. Motion unanimously carried.

Revolving Loan: Mary Jane reported that it was necessary to secure a revolving loan with Big Sky Western Bank in order to pay bills that have been submitted for the bridge project of the Spur Road Trail. The Big Sky Owners Association countersigned the loan application that will only be used after payment to Spur Road Trail Contractions and until the BSCC is remunerated by the Resort Tax District.

Mitch Furr made a motion to approve the revolving loan with Big Sky Western Bank seconded by Rachel Thesing. Motion unanimously carried.

BSCC Insurance: Mary Jane reported that currently the BSCC and Big Sky Owners Association are insured under a joint policy. She has been working with Dick Monahan our representative from First West Insurance with regard to securing a separate insurance policy for the BSCC. Dick Monahan reported to Mary Jane that he has exhausted all traditional lines of insurance to secure insurance for the BSCC, and he suggested that BSCC would need to explore surplus lines. Mary Jane is going to look more into this and report back to the Board.

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 their project engineer, Greg Benjamin is working with 3 Rivers Telephone Cooperative with regard to utilities in the right of way. John anticipates the bridge being completed by July 4th. He will be working with Montana Department of Transportation for encroachment permits for the rest of the trail. He reported that Bill Olson is working with the Forest Service with regard to the Beehive Basin Trail. Bill Olson is also working with Madison County and people who need to complete public service work. John reported that June 2nd is National Trails Day and there will be a barbeque at the park.

Parks: Mitch Furr reported that the joint park party that was envisioned with the Big Sky Association of the Arts will not come to fruition; the parties could not mutually come to an agreement for the event. However, at subsequent meetings of Park Committee members, 2006 there was discussion about options for another event that will just be hosted by the BSCC. One idea was to have a blue grass and micro brew festival. The park committee is still in the planning phase, but they are looking at an event date of August 18, 2007.

There were reports of garbage at the park and the source seems to be users of the skate park. Mary Jane attempted to contact our skate park representatives: Chris Mounjtoy and Chad Peterson; however neither of them were available when attempts to contact them were made. Without a responsive skate park representative it will be hard to maintain that area and this may cause the skate park to be removed. Mary Jane will follow up on this. Also there will be several park clean up days that are being coordinated by Mitch Furr and Rachel Thesing, they are: May 9th, July 5th, August 8th, and September 12th.

Finally, Mitch reported that the park committee charter is complete and she reviewed it with the Board.

Mitch Furr made a motion to approve the park committee charter as presented to the Board, Rachel Thesing seconded the motion. Motion unanimously carried.

Mary Jane reported that she has been working with Kietra at Classic Ink to come up with a park logo, as well as a brochure that can be a tool for fundraising. Mary Jane is budgeting for 500 copies of the brochure. These brochures will not be for mailing, but for sit down meetings with potential donors.

Mary Jane gave an update on the softball lights. Currently the Gallatin Canyon/Big Sky Zoning Regulations lighting regulations do not permit any type of softball lighting because there does not exist a light that has 100% cut-off. Mary Jane has discussed this with the Gallatin County compliance officer, Amy Warring and the potential that this will be a problem for all parks in this zoning district. Amy Warring is going to review the lighting standard and work with the Gallatin County planning staff to look at doing a staff initiated zone text amendment. The Board as a whole supports an amended lighting policy for the Big Sky/Gallatin Canyon zoning district.

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 back in April for review, comments were received and incorporated. Board discussion ensued about expanding the purpose of the organization, as well as whether or not to have members (note this is different then sponsorships), and to verify with Jim Woy that all required language for section 501c3 of the IRS code has been incorporated into the documents. Alanah Griffith did provide input as well with regard to the Board's questions. There was also discussion about informing the public that the BSCC has decided to update their Bylaws and Articles of Incorporation. Mary Jane was directed to advertise locally and solicit any comments for proposed changes to the BSCC governing documents. Julie will also post the draft documents to the web. The Board expressed that if the minor changes were made that a vote to approve the revised Bylaws and Articles of Incorporation could be made at their May 29th meeting.

8. Other

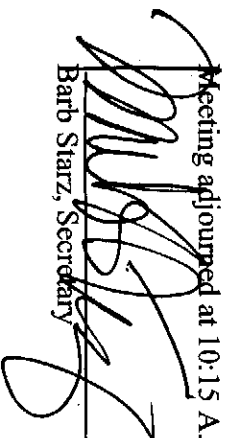
There was nothing reported at this time.

The next BSCC board meeting will be Tuesday, May 29, 2007 at 12:00 P.M.

9. Adjourn

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

Meeting adjourned at 10:15 A.M.


Barb Starz, Secretary