



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes June 6, 2008

Big Sky Community Corporation Board of Directors met June 6, 2008 at 1:00 p.m. at the Big Sky Owners Association Office. Directors in attendance included: Kevin Frederick, John Leeper, Jamy Patterson, Trever McSpadden, Leslie Piercy, and Eric Ladd. Clare Nixon was 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. Al Lockwood the Chair of the BSCC, Historic Crail Ranch (HCR) Committee reported on the Committee's progress to the BSCC Board. He reviewed the recent donations to the HCR and the Historic Preservation Study that the Committee has initiated to develop a master plan for the property. This plan will help with establishing reserves and assist in fundraising.

John Ayres, community member was present, but had no comments.

1a. Winterfest Donation- Mitch Furr, Chair of the BSCC Parks Committee presented a check to the BSCC from the Winterfest event in the amount of \$1,650.00.

2. Call to order
Kevin Frederick called the meeting to order at 1:15 PM.

3. Review March 28, 2008 Minutes
John Leeper made a motion to approve the March 28, 2008 minutes with corrections to the spelling of Trever McSpadden's and Jamy Patterson's names, seconded by Leslie Piercy. Motion unanimously carried.

4. Financials

4a. April Reports- Mary Jane reported on the financials. Kevin Frederick asked if the statement of condition included the resort tax allocations and the funds raised at the Everlands' Event. Mary Jane reported it did not as these values had not been booked by the end of the reported accounting period, which was April 30, 2008.

Motion by Eric Ladd to accept the un-audited April financials as presented; John Leeper seconded the motion. Motion unanimously carried.

4b. Renewal of Revolving Loan and Accounts- Mary Jane reported that this loan was taken out last year when there was a delay in funding from Resort Tax for Spur Road Trail bridge expenses and Big Sky Western Bank wanted to know if the BSCC wanted to continue the line of credit. The Board did not want to continue the loan and it should be closed out. Mary Jane also needed a motion

for the bank to confirm those persons who have signature authority on the BSCC account, currently it is: Mary Jane, Mindy, John Leeper, and Clare Nixon.

Motion by Jamy Patterson, seconded by Leslie Piercy to grant Mary Jane McGarity, Mindy Nowakowski, John Leeper, and Clare Nixon signatory authority on the BSCC bank account. Motion unanimously carried.

4c. 2008-2009 Budget (new fiscal year)- Mary Jane reviewed the income side of the budget and reviewed in depth what grants were funded by Resort tax. There were some grants that were applied for that were short funded, but all in all it was good. She stated that the other grants listed on the budget were ones to be applied for, such as the Montana Department of Commerce grant. The “other grants” section is a place holder for funds from grants that other BSCC committees may go after. Mary Jane noted that the funds raised from the Everlands fundraiser will be booked in this fiscal year and will not be a line item on the budget. Likewise the Prom fundraiser will not be held this year and will be removed from the budget as a line item. Mary Jane walked the Board through the expense side of the budget and showed how certain expenses that were to be paid for from Resort Tax were tracked. Also the guardrail line item expense will go away since that was not funded by resort tax. Kevin Frederick noted that the line item for BSOA donation would have to be modified to reflect the transaction of the acquisition of the open space tracts back to the BSOA and the agreement between the BSOA and BSCC.

Motion by John Leeper to approve the 2008-2009 BSCC Budget as presented with corrections, seconded by Jamy Patterson. Motion unanimously carried.

4d. Development/Donations-

Everlands Benefit- Eric Ladd reported on the Everlands event that was held at Lone Mountain Ranch on June 4, 2008. He said the event was a good one and the donations are still rolling in, but currently are at ~35,000. He said he would like to do this again and take what we learned from this year and make it better. There was discussion as to personal thank you letters should be sent to donors as well as a follow up tax letter at the end of the year. Staff will proceed and order stationary and send them out.

Taste of Big Sky- Mitch Furr gave an update on the Taste of Big Sky that the Park Committee participated in last year where pint glasses with the BSCC logo were given away for a donation. This year the committee is going to participate again and the Committee is working to finalize what type of donation table they will have. The event will be held at Buck's T-4 on July 15th. If you want to volunteer, contact Mitch.

Raitt-Tailgate- Mary Jane reported that staff has been working with Arts Council of Big Sky (ACBS) to coordinate a tailgate pre-party in the parking area adjacent to the concert area. Mitch Furr asked if ACBS has arranged for other parking. Leslie Piercy reported that they are coordinating with Town Center to use their land for parking and trying to get shuttles from the parking area to the concert area. Mindy suggested contacting the transportation district about shuttles. The concert will be on August 27th. Leslie reminded the Board that there are Thursday concerts this summer that are free to the public and encouraged everyone to attend.

10th Birthday/Park Dedication- Mary Jane reported that it is the ten year anniversary of the BSCC and that she is working on an event at the end of the Summer 2008 to celebrate that as well as the dedication of the Chrysler land (Tract 1 of COS 2121) by Boyne and the Spur Road Trail. She also said that Board would need to name the new park. Mary Jane gave a history on the land and the other land that the Kircher family has dedicated and in discussions with Brian Wheeler it was suggested that the park be named Kircher Park. The Board thought this was appropriate.

Motion by John Leeper, seconded by Trever McSpadden to name the new park "Kircher Park" after confirmation and discussion with the family. Motion unanimously carried.

Annual Appeal- Mary Jane reported that she is working on an annual appeal letter to send out on behalf of the BSCC and she would like it to be peer reviewed and signed by a BSCC Board member. Kevin Frederick offered to help with this.

HOA Sustainable Donations- Mary Jane reported that for the last couple of years she has been trying to get other HOA's to donate funds to the operations and maintenance of the park that are outside of the BSOA's jurisdiction. Currently Riverview Estates does a donation as part of their HOA dues. Mitch Furr said she will look for an updated list of HOA contacts for Big Sky. John Leeper suggested that if a can presentation is put together then Board members can go to the HOA's as well. Eric Ladd suggested that it would be good before presenting to have goals on what the money would be spent on and what the fundraising goal amount was so that people donating have an idea of the magnitude of the funds needed to be raised. Mindy suggested that a letter written directly to the HOA Board and to set up a meeting with the Board would be a good initial approach since some of their annual meetings are very contentious and it may not be the appropriate forum.

There was Board discussion about forming a sub-committee to work on the Park Engineering project and coordinate getting bids so that more firm numbers can be achieved for the cost of the Park, as suggested by Eric Ladd. Janny Patterson commented on the need to have a phased plan to get this done. Eric Ladd, Trever McSpadden and Janny Patterson volunteered to be the Park Construction Team. Mary Jane will get the committee a packet of the progress she has made so far on this project, to bring the committee up to speed.

4e. Grants-

Resort Tax Update- this report was given under the budget agenda item.

Other Grants (3 Rivers) - Mary Jane reported that 3Rivers awarded the Historic Crail Ranch a \$1,000 grant to pay for music at a summer event.

5. Chairman's Report

5a. Term Assignments- Mary Jane will work on the staggered term assignments for this fiscal year, which will be assigned alphabetically.

5b. Chamber Membership- Motion by Janny Patterson, seconded by Trever McSpadden to have the BSCC join the Big Sky Chamber. Motion unanimously carried.

5c. Staff Activity- Mary Jane reviewed her staff report and in particular the quest for insurance for the BSCC. She explained the history that initially BSCC had been connected with the BSOA insurance when the two entities were affiliated but now BSCC has to get its own insurance. She is still in the process of receiving quotes and exploring other avenues for insurance. Mindy reported on the status of the property taxes for the Park. Currently Mindy has filed an AB-26 form with Department of Revenue (DOR) to do a review on the tax classification for the park. In order to file for a complete exemption DOR had requested that a land use restriction be placed on the plat for the park. Trever McSpadden offered his help with coming up with either a restriction or another acceptable document that would be acceptable to DOR.

6. Program/Committee/Reports

a. Parks- Mitch Furr reported that the Park Committee had a meeting yesterday and there are several new volunteers. She reported on the anticipated fundraising activities for Parks this year that include Taste of Big Sky.

b. **Trails-** John Leeper reported that permission to do work in the MDOT ROW was secured and construction on the Spur Road Trail begins on July 7th that material in anticipation of that start date is being stored at the Taylor property adjacent to the sewer ponds. John Leeper reported on the trails committee activity with regard to finding a location for horse trailer parking to access the Yellow Mules trail at Ousel Falls. He discussed that part of the Yellow Mules trail needs to be repaired and will need to work with the Forest Service on that. John reported that National Trails Day is tomorrow June 7th at 9am – they are looking for volunteers.

c. **Historic Crail Ranch-** this report was given during community forum.

d. **Camp Big Sky-** Mary Jane reported that Camp Big Sky is underway and begins next week.

e. **Tennis-** Mary Jane reported that the Meadow Village courts are again available for use this summer.

f. **Softball-** Eric Ladd and Mary Jane gave an update on the coordination of scheduling between softball and little league. There was also a report given on the mound that was installed by little league that it does not work for adult pitchers and that a removable mound should be used by little league.

g. **Little League-** this report was given under Softball.

h. **FOLF-** Mary Jane has a preliminary meeting with Jason Meyers to discuss FOLF at the park. She mentioned that they would be talking to WSD about their property at the East of the park. Trevor McSpadden was familiar with the sport and informed the Board that it was not a good use with the park due to the danger of the flying discs to other park users. John Leeper asked if Tract B-1 Remainder (the remainder golf course tract in Meadow Village) would be a good property for this activity. Mary Jane will look into it and report back to the Board.

7. Other

Kevin Frederick discussed with the rest of the Board to recruit additional Directors to serve on the BSCC.

The next BSCC board meeting will be July 25th, 2008 at 1PM at the Historic Crail Ranch.

8. Adjourn

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

Meeting adjourned at 2:53 P.M.



Trevor McSpadden, Secretary