



BIG SKY COMMUNITY CORPORATION

Board of Director's Meeting Minutes November 21, 2008

Big Sky Community Corporation Board of Directors met November 21, 2008 at 1:00 p.m. at the BSOA office in Big Sky. Directors in attendance included: Kevin Frederick, John Leeper, Eric Ladd, Leslie Piercy, Trevor McSpadden and Jon Ayres. Clare Nixon and Janny Patterson were not able to be in attendance. Mitch Furr (Parks) was the only program chair in attendance. Mary Jane McGarity (also Executive Director of the BSCC), Mindy Nowakowski, and Krista Mach represented contract staff.

1. Community Forum: The community was offered the opportunity to comment during the community forum. Ron Edwards, General Manager Big Sky Water and Sewer District and Bill Olson, Director of the Water and Sewer District were in attendance to discuss their proposal for an access easement through the Big Sky Community Park to access their treatment plant located on Tract A of COS 2216 and Tract 1 of COS 2364. The Board listened to their presentation and engaged in some discussion with Ron Edwards and Bill Olson. It was discussed that the Executive Committee should get involved and work together with the Water & Sewer District (WSD) Board to not only work out the access easement, but the other items that still need to be negotiated and agreed to between the organizations including an easement for the WSD water mains and sewer mains that run through the park, wastewater irrigation agreement, proposed pedestrian tunnel under Highway 64 which would necessitate a relocation of a pressurized water line and other related issues.

2. Call to order

Kevin Frederick called the meeting to order at 2:20 PM.

3. Review September 26, 2008 Minutes

Jon Ayres made a motion to approve the September 26, 2008 minutes, seconded by Leslie Piercy. Motion unanimously carried.

4. Financials

4a. September/October Reports- Mary Jane reported on the financials. Jon Ayres had a question regarding the BSRAD allocations and rollovers and shouldn't they balance? Mary Jane and Krista responded that not necessarily because of the timing of when BSCC cuts the check to the vendor and the BSRAD reimburses the BSCC. John Leeper had a comment on the budget lines 3430 and 3435 (rollover) that it should be broken out.

Motion by Leslie Piercy to accept the un-audited September and October financials as presented, Jon Ayres seconded the motion. Motion unanimously carried.

Mary Jane also passed out an account balance and risk minimization spreadsheet/summary to verify the BSCC's FDIC levels. Mary Jane requested to move

\$100,000 CD to First Security Bank. Jon Ayres announced he would abstain from voting since he works for First Security Bank.

Motion by Leslie Piercy to put \$100K into a CD at FSB, seconded by Eric Ladd

Discussion that the Smith Barney representative Koi Hoover was local located in the Ringstone Building and that maybe \$50K should be put with Smith Barney.

Motion was amended by Leslie Piercy to put a \$50K into a CD at FSB and \$50K into a CD with Smith Barney, seconded by Eric Ladd.

Motion unanimously carried.

4b. Audit Report- Mary Jane passed out the draft audit reports she had just received as well as the annual report that was produced (which is an audit requirement). She clarified on the annual report expense breakdown that wages in the future would be allocated to the specific program and not just lumped together in administrative, but for example the expense for D&O insurance would be an administrative cost. It was a clean audit but she is still waiting on the management letter and requested that the Board table voting on the audit until that was received.

4c. Development/Donations-

i. Raitt Tailgate Final Acct.- Mary Jane reported that this was a great awareness event and it also made ~\$8,000 which was split with the Arts Council. She is talking to Arts Council to coordinate doing this event next year, but with all the proceeds going into the amphitheatre construction account.

ii. Young Dubliners Final Acct.- Mary Jane reported that resort tax fronted \$15K and that anything made up to \$15K would be refunded to resort tax. Mary Jane will meet with resort tax to discuss rolling over the donated profits ~\$12K to be used for an event next year.

iii. Annual Appeal- Mary Jane reported that the annual appeal letter and park booklet went out and ~550 were mailed.

iv. Dodgeball 09- Mary Jane reported that the second annual dodgeball tournament will be held January 13, 14, and 15th.

v. Everlands – June 13, 2009- Krista is the lead on the second annual Everlands event and asked the Board to start thinking about items that “money cannot buy” for auction. Attendance will be limited as it was last year due to the space and an invitation list is being developed.

vi. Mingo Fishtrap- July 4th - Mary Jane has been in discussion with Brian Hurlbut from the Arts Council who is looking at bringing this band in for 4th of July, this was the last band that played at Sweet Pea last year, but was looking for BSCC to co-sponsor the band.

Motion by Eric Ladd to approve an expenditure of up to \$1,000 to be spent to secure the band Mingo Fishtrap, seconded by Trever McSpadden. Motion unanimously carried.

4d. Grants-

i. TIIP- Mary Jane reported that the BSCC did not receive the TIIP- MT Department of Commerce grant. Mary Jane reported that she continues to work on other grants to be submitted.

ii. CNL Corporate Foundation- Mary Jane reported that she is working on this grant for the amphitheater. Eric suggested that maybe a Board member should go and meet with their representatives personally if that was feasible.

5. Chairman's Report- Kevin Frederick had nothing to report at this time.

5a. BSOA/BSCC/WSD Wastewater Agr.- Mindy explained to the Board that the BSOA currently has a wastewater irrigation agreement with the Water & Sewer District to irrigate the park, and that the BSOA in its meeting this morning voted to renew this agreement and assign it to the BSCC as the current owner of the park. The BSCC Board would have to make a motion to accept this assignment and sign the letter to the Water & Sewer District.

Motion by Trever McSpadden, seconded by John Leeper to authorize Kevin Frederick to sign the letter to the Water & Sewer District accepting the assignment of the wastewater irrigation agreement for the park. Motion unanimously carried.

5b. Board Calendar- Mary Jane reviewed the Board binders with Board members and reviewed the calendar for the next year with the Board.

5c. Staff Activity- Mary Jane reviewed the staff report that was included in the Board packet and pertinent BSCC activities: working on exemptions for the BSCC properties with Montana Department of Revenue; annual appeal; easement through park for WSD and BSR license; waterline/sewer utility easements; Historic Crail Ranch golf cart and pedestrian easement; SRT Kircher Park extensions; grants and board binders. Staff informed the Board that Kircher Park is currently zoned RC-SF-2.5 which is not consistent with a recreational use and requested to down zone the property to Community Recreation.

Motion by Eric Ladd, seconded by Jon Ayres to rezone the Kircher Park (Tract 1 of COS 2121) and to make application to the county to rezone the property from RC-SF-2.5 to Community Recreation. Motion unanimously carried.

6. Program/Committee/Reports

6a. Park Construction Team- Trever McSpadden reported that they are waiting on a response from Water & Sewer District regarding the DEQ permits. Trever stated that they are still on track for getting bids in February 2009 so they would be ready for resort tax. Mary Jane reviewed the power point from Morrison-Maierle and reported that some of the locations of the assets have been altered based on the geotech reports and topography. Phase 1 Construction will include the softball fields, soccer fields, parking and the interim stage.

6b. Parks- Mitch reported that they have not had a meeting for a while and they are looking for a new committee chair. She reported that Bill Olson is in the process of completing the new Kircher Park sign and the trail from the SRT to Kircher Park.

6c. Trails- John Leeper reported that trail down into Kircher Park from the SRT is almost complete and that the final leg of the trail will be completed in the spring. He reported on the progress of the equestrian trail head over by where the new road from Yellowstone Club is being cut is on hold since the road is on hold. Eric Ladd said he spoke to Bill Schwab and is wants to work with BSCC, but his concern is that if anything were to be put in it would be on one of the lots, but they are still working on a solution. Steve Johnson is taking over as trails chair. Herb Davis from Lone Mountain Ranch is working on easements to connect the SRT to the poop shoot to go up the mountain village. There has been some concern regarding the signage that was required for the SRT, but the committee is working with Rob Buckovich (MTDOT) to resolve that issue. Mary Jane is working with Stahly engineering for a cost estimate to build a pedestrian tunnel under Highway 64 to connect the Meadow Village to SRT.

6d. Historic Crail Ranch- Mary Jane reported that the golf cart pedestrian easement has been completed and is agreeable to Boyne and the HCR committee. She also reported that the anonymous donor has given more money to the HCR.

6e. Camp Big Sky- nothing to report at this time.

6f. Others as present- No other Committee chairs were present.

7. Other- There was discussion on the costs of Phase 1 construction for the park and the annual appeal letter and what is anticipated to be raised.

The next BSCC board meeting will also serve as the BSCC Annual Meeting and will be held on February 13th – time to be determined.

8. Adjourn

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

Meeting adjourned at 3:10 P.M.



Trever McSpadden, Secretary