

Big Sky Community Corporation

Board of Director's Meeting Minutes December 18, 2009

Big Sky Community Corporation Board of Directors held their meeting on December 18, 2009 at 1:00pm at the Big Sky Owners Association in Big Sky. Directors in attendance included: Clare Nixon, Jon Ayres, John Leeper, Trever McSpadden, Leslie Piercy (Arts Council of Big Sky), and Steve Johnson (Trails). Jamy Patterson, Eric Ladd (Softball), Al Lockwood (HCR), Barb Starz (BSOA) and Will Brunner (BSOA) were not able to be in attendance. Committee Chairs in attendance were Katie Coleman (Camp Big Sky). Mary Jane McGarity and Krista Mach represented staff.

1. **Community Forum:** The community was offered the opportunity to comment during the community forum. There were no comments from the public.
2. **Call to Order:**
John Leeper called the meeting to order at 1:07 PM.
3. **Review September 25, 2009 minutes**
Motion made by Trever McSpadden to approve the September 25, 2009 minutes, seconded by Steve Johnson. Motion unanimously carried.
4. **Financials** – Clare Nixon said that the finance committee has not met since the Audit. Mary Jane McGarity said that the invoices for the last three months were included in the board the packet. John Leeper asked about the invoice from September 2009 to Simkins Hallin for \$1200.00. Krista Mach said that the report in the board packet is a listing of all invoices entered into Quickbooks – the report is not a check register. The \$1200 invoice was entered in error and no check was ever cut to Simkins Hallin. Jon Ayres asked that the header on the financials be updated to 2009-2010. Motion by Leslie Piercy to approve the un-audited financials for November 2009; seconded by Clare Nixon. Motion unanimously carried.
5. **Chairman's Report**
 - a. **Old Business**
 - i.) **Review 09-10 Goals/Action Items** –Jon Ayres suggested that BSCC Bylaws be reviewed and updated later in the year as appropriate. John Leeper suggested

the Executive Committee meet to discuss. Other reports on goals/action items include:

- All Press Releases should be run through the ED
- Leslie Piercy has agreed to serve another term as Director. Mary Jane will contact Jamy Patterson about his interest in continuing to serve.
- Mary Jane submitted an application to the MSU Business School to complete an economic impact and reserve study for the BSCC.
- Jon Ayres reported on the HOA Sustaining Partner Program. We currently have several annual subscribers: BSOA, Riverview Ranch, Deer Run, Town Center and West Fork. Trever McSpadden is going to give Jon Ayres a contact person for Spanish Peaks. Jon is currently working on meeting with owners of Glacier Condominiums and Ramshorn Subdivision.
- Clare reported on the Specialty Plates project. Leslie Piercy agreed to develop a plate design and to work with Clare.
- Krista Mach asked about a date for the Annual Fundraiser at the 320 Ranch in 2010. The board suggested a Friday night in mid-July as a preferred date.

1. **Draft Communications Plan-** John Leeper reviewed his draft communication plan and asked for comment. John will convert the plan to a policy format and address at the next meeting of the Board.
2. **Approve Document Retention-** Motion made by Jon Ayres to approve the Document Retention policy; Clare Nixon seconded. Motion carried unanimously.
3. **Approve Whistleblower Resolution-** Motion made by Steve Johnson to approve the Whistleblower Resolution; Clare Nixon seconded. Motion carried unanimously.

- ii.) **Management Hire** – Board reviewed draft language for an employment advertisement for a BSCC Executive Director. Mary Jane will run in all local papers including Bozeman Chronicle, Belgrade News, and West Yellowstone. Executive Committee will be prepared to screen and interview candidates during the last two weeks of January with a target hire date of early February.
- iii.) **Park Lights** – Eric Ladd and Jerry Scott were not able to present their research on park lighting, so John Leeper communicated what they had learned so far: new compliant sports lighting is cost prohibitive (>\$250K), so the preferred option is to retrofit the existing lights with shields to reduce glare. A bid has been

received from Midwest Welding at an estimated cost of \$150 per light. Cost for an electrician would be extra. Jon Ayres suggested a drawing of the plan before proceeding with funding. Steve Johnson suggested funding one sample light and a follow-up with Gallatin County for approval before retrofitting all the remaining lights.

b. New Business

- i. **Tennis Courts** – Mary Jane reviewed the history of the Little Coyote Tennis Courts with the Board and let them know that they are currently on the market for about \$300K. The BSOA is interested in helping the BSCC secure these courts for public benefit. The Board discussion was that we currently do not have \$300K to dedicate to a court purchase and that our current focus is on completing the park improvements. John Leeper suggested the BSCC Executive Committee meeting with the BSOA Executive Committee to discuss.
- ii. **Resort Tax Grants 2010** – Mary Jane reminded the Board and Program Chairs that the time to start thinking about 2010-2011 Resort Tax grants is now. Tennis is currently getting bids to resurface and repair the leased courts. Program Chairs were encouraged to meet and consider what projects are in the pipeline for this summer that requires funding.

6. Reports

- a. **BSSL**- no report
- b. **Camp Big Sky** – no report
- c. **Disc Golf** – no report
- d. **Historic Crail Ranch**-no report
- e. **Parks**- Mary Jane McGarity informed the Board that a date must be set for the annual fundraiser. Krista will contact the 320 Ranch and finalize a date. Lyndsey Kiland is no longer able to serve as Chair of the Park Program. Board Directors are encouraged to identify a volunteer interested in serving Big Sky as Park Chair.
- f. **Tennis**- no report
- g. **Trails**- Steve Johnson reported: Highway 64 crosswalk connecting Kircher Park/Spur Road Trail across Highway 64 at eastern entrance of Little Coyote Road (at First Security Bank) is partially complete. Trails Program continues to work with Mindy on easements. Trever McSpadden reported that he needs letters of community support to continue with the pedestrian tunnel project. MJ will get letters for Trever.
- h. **Arts Council** –no report. Board discussion on the Arts Council moving all their activities to the Town Center for 2010 season. It was suggested that if there are no ACBS events at the park, that construction could occur any time during the summer season. Mary Jane

agreed to get the Park Construction group and our contractor together in January to derive some updated numbers for resort tax requests.

7. **Other-** Jon Ayres suggested that the Board think about a naming policy for BSCC assets as a way to raise money. Topic tabled until the next meeting of the BSCC.

8. **Adjourn**

Motion made by Jon Ayres to adjourn the meeting, seconded by Trever McSpadden.

Motion unanimously carried.

Meeting adjourned at 3:42pm

Treyer McSpadden, Secretary

