

## Big Sky Community Corporation

### Board of Director's Meeting Minutes September 25, 2009

Big Sky Community Corporation Board of Directors held their meeting on September 25, 2009 at 1:00pm at the Big Sky Owners Association in Big Sky. Directors in attendance included: Clare Nixon, Eric Ladd, and John Leeper. Will Brunner and Jon Ayres were on the telephone. Jamy Patterson, Trever McSpadden, and Leslie Piercy were not able to be in attendance. Committee Chairs in attendance were Steve Johnson (Trails), and Al Lockwood (Historic Crail Ranch). Mary Jane McGarity Executive Director and Krista Mach represented staff.

1. **Community/Public 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 July 24, 2009 minutes**

Motion made by Eric Ladd to approve the July 24, 2009 minutes, seconded by Clare Nixon. Motion unanimously carried.

#### 4. Financials

- a.) **2008-2009 Audit** – Annette Hill, CPA was on the phone from Anderson Zurmuhlen (independent auditors) to review the audited financials for operating year July 1, 2008 through June 30, 2009. Annette Hill reported that the audit went very well and that no issues or findings are reported. The Finance Committee has reviewed the draft audit and recommends approval. AZ is currently finalizing BSCC's Form 990 Tax Returns and draft copies will be provided to the Finance Committee and Board of Directors for review and approval before signing and submitting to the IRS. Motion by Clare Nixon to approve the audited financials for July 2008 through June 2009; seconded by Eric Ladd. Motion unanimously carried.
- b.) **2009-2010 Budget-Staff Hire** - The Budget for the 2009-2010 year is based on confirmed revenues from Resort Tax grants and totals \$60,500 for asset operation and maintenance as well as a \$50,000 grant to be used for Park

Construction. Mary Jane McGarity broke out the budget for each program and went over the spreadsheet line by line. Motion made by Eric Ladd to approve the budget for the 2009-2010 year: seconded by Clare Nixon. Motion unanimously carried.

- c.) **Update Account Signers for HCR** – Update the First Security Checking account number 080019094 signer card for HCR so the following people are allowed to sign checks. Mary Jane McGarity, Clare Nixon, Al Lockwood, Barbara Gillispie and Carol Collins. Motion made by Jon Ayres to update the signers on the First Security Checking Account for HCR; seconded by Clare Nixon. Motion unanimously carried. Motion made by Eric Ladd to request an on line banking account for HCR checking account 080019094 for a view only for Al Lockwood and Carol Collins; seconded by Clare Nixon. Motion unanimously carried.

## 5. Chairman's Report

John Leeper suggested that the total number of directors be increased so that it is easier to reach quorum. It was suggested that the Board Directors be expanded to include a few of the Program Chairs who attend every meeting.

Motion made by Eric Ladd to nominate Steve Johnson and Al Lockwood to the board; seconded by Clare Nixon. Motion carried unanimously.

### a. Old Business

- i.) **Review 09-10 Goals/Action Items** – John Leeper reviewed the BSCC Goals for 2009-2010. Issues discussed include:
- Complete Reserve Study- No progress.
  - HOA Donation Project- Moving ahead with BSOA, Deer Run Condominium, West Fork Meadow, and River View Ranch on board for an estimated total sustainable revenue of more than \$30K. Jon Ayres is working on South Fork and Mary Jane is working on Yellowstone Club for future sustaining HOA partners.
  - Develop Statistics- No progress.
  - Specialty Plates – Clare Nixon reported that it would cost \$4000 to start and then \$200 as a base for a steady stream of income. The organization decides on how much to charge for the plates. Eric Ladd suggested that the plate needs to be bigger than just BSCC.

- Event Committee – Eric Ladd is talking to Spanish Peaks about doing the Annual Dinner and Silent Auction at their lodge next summer. Eric Ladd asked for a date from the board and no preferences were indicated. Parks Program is also working on a fundraiser for the spring.
- Trever McSpadden is working with the State of Montana on the Pedestrian Tunnel Project.

ii.) **Rotary Acknowledgement** - Pete Bolane from trails committee wrote a thank you note to the Rotary for the picnic tables donated at Kircher Park.

**b. New Business**

- i. **BSOA/BSCC Service Agreement** - Service Agreement between BSCC and BSOA was finalized for the 2009-2010 operating year. Contract staff are charged with managing Finances, 2 fundraising events (main one in the summer and taken to the Park), and contract review. The Board discussed hiring a part-time or full time person to run the BSCC and using the sustainable HOA funds for payroll. Mary Jane McGarity was asked to develop a job description and to put a list together of interested locals – the position would be advertised with the Executive Committee conducting interviews and making the final hiring decision.
- ii. **Softball Lights** - Mary Jane McGarity stated that BSOA staff are not actively working on the park lights because of a conflict of interest with their BSOA responsibilities. Consequently, BSCC Board Directors and other interested community members must take the lead. Eric Ladd and Jerry Scott have offered to work on park lighting and will report back to the board later this year. Eric and Jerry will investigate a variety of options including retrofitting the existing lights and /or amending the zoning.
- iii. **Yellow Mules Trailhead** – Steve Johnson is working with the USFS, Gallatin County Planning, and owners of the Gallatin Preserve and Yellowstone Preserve to designate an equestrian trailhead access to the Yellow Mules area. Steve Johnson was hoping to mitigate proposed CUP changes for a 2-3 vehicle parking area for equestrian access at the next hearing of the Planning and Zoning Commission, and requested the board’s approval to present on behalf of BSCC. Steve is going to work with Robert Hicks to get as many parking spots as he can and then talk to Schwaab again for more parking spots. In discussion, the Board gave Steve approval to represent BSCC on this issue.

## 6. Reports

- a. **BSSL-** Eric Ladd requested a large trash container be purchased for the softball area to use for aluminum cans. Mary Jane will direct staff to purchase a can which will be stored inside the dumpster building and maintained by the softball league.
- b. **Camp Big Sky** – no report
- c. **Disc Golf** – no report
- d. **Historic Crail Ranch-** no report
- e. **Parks-**Clare Nixon asked if a trash can could be placed at the skate park. The committee will look into the request as a single can would not be bear safe. Existing trash cans at the park are bolted to concrete slabs and cost about \$1500 to purchase and install. Someone from skate-park would also need to volunteer to manage the can. Tabled request.
- f. **Tennis-** no report
- g. **Trails-** working on Cross walk and equestrian parking as discussed earlier.
- h. **Arts Council** –Eric Ladd reported from the last meeting of the Town Center and Arts Council. Plans are moving forward to construct an indoor/outdoor performing arts venue. The real estate on the east end of the community park is no longer needed by the Arts Council. Mary Jane McGarity stated that there are no alternative plans for the east end of the park, and that the construction plans could be modified to eliminate service utilities to that area to save money. Eric Ladd reported that Simkins is donating the land for the new performing arts center and that there was some discussion about having BSCC serve as the owner. Mary Jane suggested that there would be significant operational, maintenance, taxes and insurance to worry about with any facility ownership and that the Board of Directors would need to discuss and vote on any real estate transfer. General board sentiment was that the BSCC supported the Town Center’s efforts and wishes Arts Council the best of luck in their new location.

7. **Other-** Mary Jane McGarity asked the board who they would like to cast a vote for in the Water and Sewer Election. Board direction was to cast the votes for Betsy Weltner and Dr. Daniels.

## 8. Adjourn

Motion made by Al Lockwood to adjourn the meeting, seconded by Steve Johnson.  
Motion unanimously carried.

Meeting adjourned at 2:45pm



---

Trever McSpadden, Secretary