

**TOWN CENTER OWNERS ASSOCIATION MINUTES
ANNUAL MEETING – OCTOBER 5, 2010
RJS TOWER BUILDING, 11 LONE PEAK DRIVE
BIG SKY, MONTANA**

Present: See attached Sign up Sheet.

Call to Order: William Simkins, President of the Town Center Owners Association, called the meeting to Order at 2:00 p.m..

Roll Call: Ryan Hamilton presented the list of Members of the Association and Proxies, and it was determined that a quorum was present.

1. Proof of notice of meeting
2. Reading of minutes of preceding annual meeting held on October 6, 2009. – Reading of minutes waived.
3. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Resolution on adoption of Medical Marijuana Dispensary Restrictions (1/2010) – Bill clarified time and upcoming legislative changes, may become part of bylaws in addition to the resolution
 - ii. Lease Agreement for Town Center Park (6/2010) – Open to public, but on private land, TCOA leases the land (for \$1/year) and is responsible for maintenance (mowing, water, irrigation winterization, etc.) TCOA has lease agreement with Big Sky Arts Council for 3 years, which is consistent with the Conditional Use Permit for Center Stage
 1. TCOA pays insurance and maintenance, costs are passed on to users.
 - b. Review of budget – pg 7 of newsletter
 - c. Questions about budget –
 1. Questions – discussion of developers loan – covers what assessments don't and outstanding dues, total amount owed by TCOA (roughly \$100,000) ?, payoff time frame, percentage rate (6%) ?
4. Report of committees
 - a. Architectural Committee Update – upcoming ownership and restaurant changes to Bluebird Café. Wokkee is now closed, landlord searching for new business. Question about time limits/guidelines. Also discussion of possible New Business Guide and/or Committee to offer suggestions on how to improve and grow business in TC.
 - b. Town Center Updates – warm season marketing group, new Town Center Park and Center Stage, new hockey association (Grizzly will have a sharpener and skate rentals); x-country skiing will be available and possibly expanded by Lone Mtn Ranch.
 - c. RID work completed, new County tax of \$128/unit/year, beginning with tax bills due this Fall – included turn lanes, crosswalks and replaced curb and gutter and other repair work needed on Ousel Falls Rd
 - d. Events to support commercial district, enhance residential area

- i. Suggestions welcome on current and future events
 - ii. Marketing Big Sky and Town Center through events
 - e. Town Center Lifestyles, now a section in the Big Sky Monthly newspaper – get rack for Hungry Moose
 - f. New businesses (Monica’s Salon and Day Spa, The Gourmet Gals, Alpine Property Management, and Shuttle to Big Sky and Taxi)
 - g. Website features, community events calendar, coupons, updates, news – events get most hits, went over basic stats, reminded about business coupons
 - h. Twitter, Facebook feeds – need to do more often
 - i. *Biggest Skiing in America* promotion and warm season group (sub-committees: marketing’ entry and signage; political; events/festivals/races) under the Chamber’s Marketing and Economic Development Committee – input welcome, discussion of RV park, day parking, signage/entry monument
 - j. Future Project Update – John Romney update on building project – hope to break ground in March for Dec. 2011 opening
5. Election of Directors (None of the directors are up for election at this time)
 6. Unfinished Business - none
 7. New Business - none
 8. Adjournment – 3:10pm

(The minutes concluded)