

Meeting Minutes for TCOA Annual Meeting
2:00 PM Thursday October 13, 2011

1. Roll call and determination of presence of quorum.
 - a. Attendees: Erika Jenkins, John Seelye, John Romney, Don Kostelecky, Christine MacDonald, Karen Davids, Jeff Saad, Lauren Reginer, Les Loble, Cheryl Ridgely, Amy Smit, Bill Simkins, Wendy Swenson, Ryan Hamilton
2. Proof of notice of meeting.
3. Reading of minutes of preceding annual meeting held on October 5, 2010.
 - a. Minutes approved
4. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Resolution on assessment change
 1. Bill Simkins discussed increase in dues and attributed to increased costs from NW Energy and change in maintenance plan (site services)
 - b. Review of budget
 - c. Questions about budget
 - i. Romney inquired about bad debt - answer: one building behind and starting payment plan.
 - ii. Site services/maintenance explained by Greg Iszler of Rocky Mountain Town Works
 - iii. Karen Davids asked what falls under misc. and difference in payables. Payables is cash carryover from previous fiscal year.
5. Report of committees
 - a. Architectural Committee update
 - i. Movie theater – Romney elaborated, opening Nov. 2011
 - ii. Bill Simkins discussed the interest and progress on hotel
 - b. Town Center updates
 - i. Hotel – covered in architectural committee update
 - ii. Maintenance – contracting of Greg Iszler with Rocky Mountain Town Works
 - iii. Hockey Association – two new lights, pre-owned Zamboni, contacting Jim Murphy about bleacher seats
 - iv. Nordic Skiing –tightening of LMR budget, trying to work on plan to cover cost, hopefully ski trails will be groomed this winter, but no guarantee.
 - c. Events to support commercial district, enhance residential area (quality of life, property values)
 - i. Suggestions welcome on current and future events
 - ii. Marketing Big Sky and Town Center through events
 1. Group in agreement about positive effects of events, wants more
 2. Amy Smit suggested races, winter ice carnival
 - d. Town Center Lifestyles, no longer published
 - i. TC running ads in Big Sky Weekly highlighting businesses and events

- e. New businesses in 2011 (Charsam Gallery, Creighton Block Gallery, China Café, Winter & Company Real Estate, Big Sky Resort Area District)
 - f. Website features, community events calendar, coupons, updates, news
 - i. Homepage has fresh look, more revisions to come to support the Big Sky branding campaign
 - g. Twitter, Facebook feeds
 - h. Tourism promotion – work with the Chamber and Big Sky Convention and Visitors Bureau (CVB) (BSIA, gateway monument/community wayfinding signage, creating a brand and 3-5 year marketing plan for the community, Montana Cowboy Hall of Fame, Big Sky PBR (summer signature event), etc.)
 - i. Ryan is on CVB Board and working with other committees
 - ii. Phases of wayfinding and monument discussed
 - iii. New Park District(s) announced and discussed
 - iv. Les Loble commented on Resort Tax and benefits of the new Zoning Capital Improvements Policy
 - i. Future Project Update
 - i. Completion of John Romney’s building
 - ii. Hotel
6. Election of Directors (None of the directors are up for election at this time)
7. Unfinished Business - none
8. New Business
- a. Karen Davids mentioned the planning of a end of winter snowmobile event on the mountain that TC could possibly tie into
9. Adjournment – 3:15 p.m.