

Meeting Minutes
Town Center Owners Association, Inc.
Annual Meeting
2:00 PM, Tuesday October 9, 2012
Big Sky Water & Sewer Dept. Community Room

1. Roll call and determination of presence of quorum.
 - a. Attendees: Ryan Hamilton, Bill Simkins, Scott Johnson, John Seelye, Jeff Saad, Greg Iszler, Whitney Brunner, Mark Robbin, Cheryl Ridgely, John Haas
2. Proof of notice of meeting.
3. Reading of minutes of preceding annual meeting held on October 13, 2011.
 - a. Cheryl motion to approve, Jeff 2nd, minutes approved
4. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Resolution on assessment change
 1. Bill Simkins discussed resolution on assessment change of 5%. Scott asked if businesses should budget for continued increase. Increase attributed to site services, utilities, overall inflation etc.
 - b. Review of budget
 - c. Questions about budget
 - i. Discussion of developer loan to TCOA.
5. Report of committees
 - a. Architectural Committee update
 - i. Three Cottonwood Crossing condos are being finished
 - ii. John asked about future shop space for TCOA maintenance.
 - iii. Question from group about Nordic ski trails
 - b. Town Center updates
 - i. Marketing of events and working in cooperation with Resort Tax and Chamber to make progress on entryway monument, wayfinding and lighting
 - ii. Grocery store continues to make progress
 - iii. Hotel interest increasing
 - iv. Car Wash zoning approved this year.
 - c. New businesses in 2012 (Lone Peak Cinema, Elevated Fitness, Outlaw Partners, Ousel & Spur Pizza Co., Gallatin River Gallery)
 - d. Website features, community events calendar, coupons, updates, news
 - i. Website will have new Farmers Market videos, a community calendar that will pull and load events to bigskyinfo.org is scheduled for later this year
 - e. Twitter, Facebook feeds
 - i. Followers continually increasing

- f. 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, Big Sky PBR, lighting)
 - i. Lighting and wayfinding nearing end of project
 - ii. Entry way monument project transferred to Chamber management/leadership
- g. Future Project Update
- 6. Election of Directors (None of the directors are up for election at this time)
- 7. Unfinished Business - none
- 8. New Business
 - a. Scott mentioned shopping for insurance, the RJS saved \$1000 by switching companies.
 - b. Propane is also cheaper, depending on supplier, if purchased in advance.
 - c. Greg mentioned that vehicles, benches and tables need to be moved for winter plowing.
- 9. Adjournment – 3:15 p.m.