

Meeting Minutes
Town Center Owners Association, Inc.
Annual Meeting
2:00 PM, Tuesday October 8, 2013
Market Place Building #204

1. Roll call and determination of presence of quorum.
 - a. Attendees: Ryan Hamilton, Bill Simkins, Scott Johnson, Greg Iszler, Cheryl Ridgely, John Romney, Erik Morrison, Kitty Clemens, Aaron Hecht, and Karly Bjella
2. Proof of notice of meeting. Sent with annual assessments and posted on the website.
3. Reading of minutes of preceding annual meeting held on October 9, 2012.
 - a. Scott motioned to approve, Bill 2nd, minutes approved
4. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Resolution regarding carport and/or parking structures on TCOA-owned parking lots
 1. Conversation pursued regarding the bleachers and the recycling bins. John thinks that the bleachers will be an eye-sore especially to his future residents in the second story units. There was discussion regarding a fee for storing the bleachers that would be paid to the TCOA. Recycling bins are staying in the current location because the street is wider and if moved to the next street over it is too narrow. In near future, the recycling bins will need to be relocated to a permanent location. Seems like a Big Sky community issue, at least in part (in addition to the County Solid Waste District and Dave Leverett) and possibly some group may request resort tax grant money to assist with site improvements, screening, etc.
 2. Members brought up the increasing traffic on Ousel Falls Rd (especially with construction up the road) and the potential future conflicts between vehicles and pedestrians. Conversation was followed on potential traffic calming ideas: paint lanes (sharrows), send memo to YC gatehouse to distribute to truck drivers, install electronic/radar sign showing vehicle speed and speed limit, install a pedestrian crossing sign with LED lights that will flash when occupied. We will try to set up a meeting with Morrison & Maierle, the engineering firm that administers the RID on behalf of both counties, to see if we can implement some of these traffic calming options. Diverting traffic off of OFR is not really an option due to the public easement.
 - i. Renewed for 10 years the Park Use License Agreement for Arts Council's use of Town Center Park and Center Stage
 1. John discussed allowing TC businesses the first right of refusal for Arts Council's events in TC Park. Possibly add addendum to the Arts Council's Agreement for first right of refusal and increase fees for park usage. Bill does not want to increase fees because TC wants to keep the Arts Council in TC. Ryan is to follow up with Brian Hurlbut of Arts Council.
 - ii. Update on ownership of Town Center Park
 1. Simkins Holdings retains ownership
 2. Future of sod area/Center Stage – could be retained by Simkins or possibly to TCOA as a public open space park.
 - b. Review of budget
 - c. Questions about budget

- i. Discussion of developer loan to TCOA. Among ideas discussed was a tax on new construction, or have the hotel charge a usage tax that goes to the TCOA (tif)
- 3. Report of committees
 - a. Architectural Committee update
 - b. Town Center updates
 - 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
 - d. New businesses since last newsletter
 - i. (El Patron Cocina y Cantina, Spur Coffee, David Fowler Architecture, Big Sky Life and Bozeman Audi Big Sky Showroom, L&K Real Estate, RMR Group, Creighton Block Gallery – Private Collection Salon, Vacation in Big Sky, Town Center Sales Office)
 - e. All new website – bigskytowncenter.com
 - i. Features, community events calendar, coupons, updates, news
 - f. Twitter, Facebook feeds
 - i. New social media manager, Erik Morrison
 - g. Tourism promotion/economic development
 - i. Work with Big Sky Chamber
 - 1. Significant resort tax grant
 - 2. Community Wayfinding Signage – conversation regarding the TOD signs and how the do/don't fit the “look” of Big Sky, purpose they serve
 - 3. Entry Roadway Lighting project complete – phase 1
 - 4. Bill Simkins – Chamber Board Member
 - ii. Work with Visit Big Sky
 - 1. Significant resort tax grant
 - 2. Bring summer and winter marketing together under one committee
 - 3. New website (visitbigskymt.com), strategic marketing
 - 4. Ryan Hamilton – VBS Board Member
 - h. Future Project Update
 - i. Big Sky Medical Center – Cheryl spoke about BSMC updates
 - ii. Hotel – Attract visitors from West Yellowstone, Kitty mentioned she likes the hotels in Vail and the seasonal specials for the spa and rooms
 - iii. Grocery- Bank approved now waiting on the government
 - iv. Rec Center – BSCC, no update
 - v. Other commercial projects – John spoke about Building 32, Lots E1 & B1
 - vi. Other residential projects – New project within Essentia lot. John spoke about residential units above the commercial spaces in his new buildings.
 - vii. Discussions regarding moving the hockey rink to a new location, but the TC businesses like its current location
- 4. Election of Directors (None of the directors are up for election at this time) – N/A
- 5. Unfinished Business- N/A
- 6. New Business – N/A
- 7. Adjournment – 3:26 pm