

Meeting Minutes
Town Center Owners Association, Inc.
Annual Meeting
10:00 AM, Tuesday, October 6, 2015
33 Lone Peak Drive, Suite 204, Big Sky, Montana

1. Roll call and determination of presence of quorum.
 - a. Attendees: Bill Simkins, Tom Simkins, Ryan Hamilton, Scott Johnson, Greg Iszler, Cheryl Ridgely, John Romney, Erik Morrison, Kitty Clemens, John Seeley, Jeff Saad, Kenneth Lancey, Dawn Smith, Margie Piercy, Melody Eckroth, Lori Elliott, Andrew Schreiner, Tim Cyr, Cathy Gorman, Tim Kent, Julie Burgess, Bayard Dominick, Penny Cruse, Heather Budd, Karly Bjella and Tom Yahraes
 - b. Proxies: Thomas and Margaret Wilhelm, James and Pamela Salestrom, Eric and Heidi Vinje, Mark Robin, Jacqueline Persons, Rebecca Stirling, Robert and Barbara Jones, David and Laura Wendt, Philippe Coude Du Foresto, Paul and Catherin Thoreson, Dale Ely, JHP Properties LLC, Jeff Eckroth, Ken and Joanne Smith, Mike and Teresa Roper, John Kludt, Brian Smithgall, Richard Champeny, and Claire and Jon Stoner
 - c. Call to Order: Ryan Hamilton called the meeting to order at 10:03 AM.
2. Proof of notice of meeting.
 - a. The meeting notice was sent out with the annual assessment and posted on the website
3. Reading of minutes of preceding annual meeting held on October 7, 2014.
 - a. Motion made by Jeff Saad to approve the October 7, 2014 minutes, seconded by John Romney. Motion unanimously carried.
4. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Bleacher agreement with Big Sky Events, LLC – Hamilton explained that Big Sky Events has one more year at the corner of Simkins Dr and Aspen Leaf Dr, and then they might move the event and the bleachers to the gravel parking lot behind the stage. The gravel parking lot will eventually be home to hockey, rodeos, and other events, working on a permanent venue that would also include locker rooms, bathrooms and vendor areas.
 - ii. Resolution on residential, commercial, and public/quasi-public assessment change – Hamilton explained that 2012 was the last increase in assessments, inflation
 - iii. Resolution on common multi-family open space north and open space south (Golden Stone Park) assessment change – Hamilton explained that Golden Stone Park assessments are now \$65/unit/year. Lot G Block 5 was previously part of the assessment; the resolution takes the park land out of the assessment going forward.
 - iv. Resolution on the Big Sky Medical Center special assessment – Hamilton explained that the BSMC has 7 acres, the medical center has special site services needs including, but not limited to, lighting, trash, power, and snow removal. The BSMC will have a site services contract with Rocky Mountain Townworks. The TCOA is imposing an assessment rate which is 20% of the improved property assessment to contribute to snowplowing on accessory roadways, landscape maintenance on common open space areas, trail maintenance, noxious weed control, insurance, events etc.
 - b. Review of budget – Karly Bjella
 - c. Questions about budget
 - i. Discussion ensued regarding various topics such as the BSCC trail donations, the resolution that increased assessments, board meeting notices and transparency,

proposed budgets and owner review, future assessment rates, new construction in 2016 and 20% dues assessment, salaries and admin costs for Ryan and Karly, the parking lots and the new exempt property tax status, road maintenance, and reserves. The \$75k principal loan repayment only affected the balance sheet, therefore it is not displayed on the operating budget shown in the newsletter.

5. 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) – Erik Morrison
 - i. Suggestions welcome on current and future events – discussion ensued regarding the Christmas Stroll and bringing it back to a family event, businesses will be encouraged not to hand out beer/wine this year, guests can go to bars/restaurants, increase security at the Stroll and the Fourth of July
 - ii. Marketing Big Sky and Town Center through events – Seelye mentioned that a number of clients say how great the events are, it benefits everyone
- d. New businesses since last year
 - i. High Country Goods, Fercho Gallery & Elliott Design, Peaks CrossFit at Big Sky Athletics, Beehive Basin Brewery, Big Sky Art Space, The Cauldron Botanicals, Big Sky Sotheby's International Realty, Ari O Jewelry, Hungry Moose Central Kitchen, and Lone Mountain Land Company
- e. Work with Big Sky Chamber of Commerce
 - i. TEDD/TIF – Hamilton mentioned that the Big Sky Chamber is working on Madison County zoning, early days still, tax impact study is being done for county commissioners
- f. Twitter, Facebook, and Events
 - i. Events & Social Media Manager, Erik Morrison – Morrison encouraged TC Businesses to keep him in the loop with events, info etc that he can share on social platforms
- g. Project Update (Present and future projects) – Hamilton gave a quick review of all the projects below:
 - i. The Peaks Building – finished and building an addition next year
 - ii. Big Sky Medical Center – opening December 2015
 - iii. 44 Town Center Avenue (Lot E1) – opening November 2015
 - iv. Essentia Condominiums (Phase 2 – 14 condos) – should be completed next summer
 - v. Lots 1-3, Lone Mountain Land Co. (2 buildings) – Dominick mentioned that construction will begin this fall/winter and will be completed next spring/summer, want to complete both buildings at the same time
 - vi. Hotel – the lot was taken to final plat this spring, still working on finding an equity partner, approx 115 rooms, Hamilton spends 80% of his time on this project
 - vii. Outdoor Events Center/Arena (east of Center Stage, on gravel parking lot area) – early planning stages for this project, still need to figure out who would own and operate
 - viii. Rec Center – still in progress, could work at Neighborhood Park approx 5 acres, looking into successful models and programming, probably a couple of years out
 - ix. RID 395, traffic, Ousel Falls Road – Morrison Maierle needs to implement safety measures discussed last year, traffic light is warranted at Ousel Falls Rd and 64, roundabout vs light discussion, loud construction truck traffic, following up with Jack Schunke on safety concerns, a whole transportation plan needs to happen in Big Sky

- x. Recycling – TC has hosted the bins for 6 years, was supposed to be temporary after they left Exxon, it's a lot of work for Rocky Mountain Townworks crew due to excess dumping at the bins, BSCC identified location, community needs to find funding, call Republic Services for curbside recycling
 - xi. Mobile Vending Policy – broader issue, waiting to see if/when City of Bozeman's adopts new mobile vending policy and we will review and possibly adopt our own regulatory framework in their footsteps.
6. Election of Directors (None of the directors are up for election at this time) - Preferential Voting Rights of Westland and Simkins Holdings: Until forty percent (40%) of the maximum projected number of lots comprising the Town Center Property have been sold, Westland and Simkins Holdings, collectively, shall have the right to elect two-thirds (2/3) of the members of the Board of Directors. After more than forty percent (40%) of the maximum projected number of lots comprising the Town Center Property have been sold, Westland and Simkins Holdings, collectively, shall have the right to elect a majority of the members of the Board of Directors.
7. Unfinished Business
- a. Clemens noted that there was discussion at last year's meeting regarding not using potable water for irrigation. Hamilton mentioned that he is still working on it and it would take infrastructure improvements and agreements to bring grey water to Town Center, he is working with property managers on not over watering and encouraging them to install rain gauges on irrigation systems
 - b. Seelye mentioned the Discovery School in the Peaks Centre (Walker) Building cut a hole into the exterior for a door. Seeley wanted to know the status of the remodel and if they received TCOA approval. Hamilton mentioned that a door has been cut into the exterior and a stairway will be installed. The TCOA has not received any plans for the design and the owner has been instructed to stop construction until they have TCOA approval.
8. New Business – None noted
9. Adjournment – Meeting adjourned by Ryan Hamilton at 11:56 am