



Meeting Minutes

TCOA Annual Meeting - 1:00 PM on Wednesday October 24, 2018

1. Roll call and determination of presence of quorum.
 - a) The meeting notice was sent out with the annual assessment and posted on the website.
2. Attendees signed the sign-in sheet, and proxies were received by: Jacquie Persons, Judson Wyatt, Big Sky Resort Area District, Melody Eckroth, Sandra & Charles Dreisbach, Lauren & Jesse Knox, J Severson LLC, John & Terri Hinkle, Eugene & Cindy Cooke, Anne & Brandon Fisher, Claire & Jon Stoner, Zazz LLC, James & Pamela Salestrom, Paul & Catherine Thoreson, Donald Grasso, Richard Worth Champeny, Freedom Found LLC, Meadow Montana Management, Thomas Kilbury & Linda Abrahamson, Eric & Heidi Vinje, Philippe Coude du Foresto, Chad Rothacher-201 Market Place LLC, Michelle & Kino Morrison, Brian Smithgall, YC Holdings LLC, Jenny Turner Marion 2006A Trust.
3. Reading of minutes of preceding annual meeting held on October 24, 2018.
 - a) Motion and second to approve the October 24, 2018 minutes. Motion unanimously carried.
4. Report of officers
 - a) Report on any new Resolutions, Consents, Easements, or Leases
 - i. Hamilton reviewed Grease Trap Easement and Maintenance Agreement(s)
 - ii. Hamilton reviewed Storm Water (Dry Well) Easement and Maintenance Agreement(s)
 - iii. Hamilton reviewed Parking Easement Agreement and Restrictive Covenant
 - iv. Hamilton reviewed Addendum site services contract with Rocky Mountain Townworks
 - v. Hamilton reviewed Land Use License Agreement(s)
 - vi. Independent Contractor Agreement, Graphic Design Services
 - b) Review of budget
 - c) Questions about budget
5. Report of committees
 - a) Hamilton gave a brief review of the projects below:
 - b) Architectural Committee & Project Update (Present and future projects)
 1. Haas' mixed-use building on Lot 2a of Block 9
 2. Plaza Lofts Building
 3. 45 North Condos (12 units)
 4. Golden Stone Place Condos (32 units)
 5. Wilson Hotel, a 129 room Marriott Residence Inn
 6. Town Center Plaza

7. Lone Mountain Land Company (Building 4)
 - ii. Community/Recreation Center – BSCO - Update
 - iii. Ousel Falls Road, RID 395
 1. Discussion about potential traffic calming on Ousel Falls Road
 - iv. Mobile Vending question, regulations/policies forthcoming
 - c) Events and Social Media, Erik Morrison, Manager
 - i. Events to support commercial district, enhance residential area (quality of life, property values)
 - ii. Suggestions welcome on current and future events
 - d) New businesses since last year: Antlers Clothing Co., Two Pines Properties, Stay Montana, The Standard Cocktails & Desserts, The Rocks, Persnickety Dry Cleaners, Dino Drop-In
6. Election of Directors (None of the directors are up for election at this time)
 7. Unfinished Business
 8. New Business
 - a) TCOA has been holding Monthly Open House meetings for businesses (and the public) to interact with the Town Center team to discuss ideas, provide feedback, etc.
 - b) Search to begin soon for an Executive Director
 9. Adjournment at approximately 2:45pm