

**TOWN CENTER OWNERS ASSOCIATION MINUTES  
ANNUAL MEETING – OCTOBER 6, 2009  
RJS TOWER BUILDING, 11 LONE PEAK DRIVE  
BIG SKY, MONTANA**

- Present:** See attached Sign up Sheet.
- Call to Order:** William Simkins, President of the Town Center Owners Association, called the meeting to Order at 2:00 p.m..
- Roll Call:** Ryan Hamilton presented the list of Members of the Association and Proxies, and it was determined that a quorum was present.

**Approval of Minutes of the 2008 Town Center Owners Association Annual Meeting.**

The minutes from the October 8, 2008 Annual Meeting were approved unanimously after a motion by Christine MacDonald and a second by Mark Robin.

**Discussion Items:**

1. Report from Ryan Hamilton on the three TCOA resolutions that were passed by the Board of Directors since the 2008 annual meeting, including adoption of 2008 Amended and Restated Bylaws, 10% dues increase for commercial property only (new assessment rate will be \$1.80/sf) (residential property assessment remains the same), and \$25/lot/unit contribution for the BSCC's trails program (appx. 2009 BSCC contribution amount of \$2500 can be earmarked – possible project in Southfork/Town Center for mountain bike park). Quinn Johnsen is on the board and will discuss at next Southfork meeting. The question was raised by Scott Johnson of a plan B if Southfork declines).
2. FY 2009 budget, and current cash-basis revenue and expense report was discussed between Board member Bill Simkins, project manager Ryan Hamilton, and members.
  1. The Developer loan to cover expenses was discussed. Ryan explained that the loan funds were used to cover event expenses and Wendy's time. Christine asked to clarify that the \$52,000 was in addition to the 2008 loan of \$75,000. It was confirmed.
  2. Ryan informed the members that accounting responsibilities have been moved from Ryan and Bill, to Galusha, Higgins & Galusha, a Bozeman accounting firm.
  3. The members were informed of outstanding dues and that four liens have been placed on various properties.
  4. Quinn asked about the dues going down. It was discussed that the development is only at 18% build out, therefore at this early stage of the development, the 18% are paying for more than 18% of infrastructure – exactly how much more was not estimated. As Town Center continues to grow, the dues will eventually be spread out over more members. The board has committed to do what it can to keep dues affordable.
  5. Ryan informed the members that five new commercial leases have been signed in the last two months. New businesses includes Dragonfly Interiors, Big Sky Buzz, Pearson Design Group, Sotheby's Big Sky Real Estate and Christies Great Estates.
  6. Feedback from the members on events and marketing was positive and that they would

- like to see it continue as it brings life and recognition to Town Center.
7. At the end of October, 2009 master developer and the Big Sky Arts Council will submit a zone text amendment to add outdoor concerts as a conditional use in the TCR zone.
  8. Scott Johnson asked about Nordic trails expansion. A meeting is already scheduled with Herb Davis from Lone Mountain Ranch.
  9. The ice skating rink will be located at Fire Pit Park again in 2009-2010. Discussions have taken place about a rink with boards and a hockey league being established. Town Center could provide the land, but the community would need to establish a local hockey league.
  10. Insurance coverage was purchased to insure property (lightpole bases, entry monument(s), fire pit park, bus shelter, audio equipment, etc). Landscaping, street and parking lot trees, etc are self-insured.
  11. Maintenance and repairs – Alpine Property Management is under contract for amount of about \$25,000/yr for all snowshoveling, and other maintenance. The 2009 contract with Big Sky Landscaping was renegotiated at lower rate and remains with the local business. Town Center mowed less, saving funds. Iszler is contracted for snow plowing of the roads and parking lots. Cheryl Ridgley asked if snowplowing could be improved on Ousel Falls Rd especially near The Goode Place. The new Ousel Falls Road RID will be responsible for Ousel Falls starting in the fall of 2010.
  12. Utilities – all parking lot and street light poles are owned by Northwestern Energy, and most concrete light pole bases are owned by the TCOA . Water is on a tiered/meter cost and that has increased substantially.
  13. Reserves are not being built up as much as the board would like. Cheryl Ridgley recognized that all of the owners in the TC are fortunate that the Simkins family, master developer of the project, is in a solid financial position by owning the property without debt. She asked who would be responsible for the TCOA if the master developer unexpectedly no longer controlled the project? Ryan Hamilton and Bill Simkins responded that if this happened, the present assessments could cover necessary services like snowplowing, lighting, insurance, professional review, etc. With the development only 18% built out, this relatively small ‘tax’ base is covering probably upwards of 40% of the infrastructure, and this gap should continue to decrease as the project is built out.
  14. The Board of Directors then approved the budget for FY 2009.

#### Report of Committees:

- a. Architectural Committee Update – covered earlier
- b. Town Center Updates – the question was asked about development currently being planned. The five new commercial leases/businesses was revisited and three new inquiries were posted on Oct. 2. The hotel is waiting financing to move forward. Big Sky qualifies for USDA funding so the hotel and Morningstar projects are pursuing that.
- c. New, itemized design of assessment invoice. The new format breaks down the allocation of funds, similar to a County tax bill.
- d. New RID; for Town Center owners, this new new County-imposed tax of about \$160/unit or lot/year, will begin Fall 2010. Everyone in the County-approved (both Madison and Gallatin) RID boundary will pay their respective RID tax.
- e. \$25/unit/lot/year for BSCC trails maintenance – covered earlier
- f. Events to support commercial district, enhance residential area

- i. Suggestions welcome on current and future events. Quinn mentioned getting outside sponsors for larger events to cut cost for Town Center. Scott Johnson mentioned the Lifestyle Groups (ie Wally Byum airstreams) and researching the Flyfishing Federation (Livingston event).
  - ii. Marketing Big Sky and Town Center through events. Members agreed that it is working. Business increases during events and the community is recognizing Town Center as the place to gather.
- g. TC Lifestyles – nothing new. Quinn commented how no other publications will promote Town Center like we can. Mark from the Moose commented about how it is repeat recognition for businesses.
- h. New tenants – Pearson Design, Christies Great Estates, Sotheby’s, Big Sky Buzz and Dragonfly
- i. Park-n-Ride and free Skyline bus program – the TCOA will be promoting Park-N-Ride similar to last year. Ryan showed the members the ad that will run in the Coupon Book to promote Skyline and its routes to Town Center.
- j. Website features, community events calendar, coupons, updates, news – Analytics were discussed. Scott Johnson suggested tracking sessions and length of sessions as well and considering the development of a mobile application format.
- k. Twitter, Facebook feeds. Ryan suggested to the members that they relay specials to us so that we can post them on Twitter.
- l. *Biggest Skiing in America* Promotion, Chamber’s Marketing and Economic Development Committee, how to take advantage of this program. Ryan urged the members to attend the meeting Oct. 15 at 9:00 am at the Chapel basement to learn about the program. A reminder email will be sent out.
- m. Future Project Update – covered earlier.

Election of Directors - None of the directors are up for election at this time, but a seat will probably be opening in the next year. Ryan encouraged the members run for that one open seat.

Unfinished Business:

- 1. A sign for Fire Pit Park regarding adult supervision of fires in the pit was discussed.

New Business:

- 1. None

The meeting adjourned around 3:30p.m.

(The minutes concluded)