

BIG SKY

TOWN CENTER

M O N T A N A



Karl Neumann photo

TCOA Newsletter
Fall 2012

bigskytowncenter.com





Music in the Mountains Concert Series. ryanturnerphotography.com

ANNUAL MEETING

The TCOA annual meeting will be held at 2:00 PM on Tuesday, October 9, 2012 at the Big Sky Water & Sewer District Building, 561 Little Coyote Road, in the Meadow Village. Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your assessment invoice.

RECYCLING

Recycling is a great way to cut down on the waste in landfills. While we do not have the luxury of curbside recycling here in Big Sky, the bins are conveniently located in the Town Center on Aspen Leaf Drive and they accept the following items: office paper; newspaper; magazines; plastic #1 - #7; and aluminum and steel cans. The recycling bins do not accept glass or styrofoam, so please dispose of these in your trash. recyclemt.com



CENTER STAGE AT TOWN CENTER PARK

Center Stage at Town Center Park hosted the Arts Council's free *Music in the Mountains* Thursday night summer concert series, the successful 2nd Annual Big Sky Classical Music Festival, the Chamber's 32nd Annual Country Fair and Arts Festival, Big Sky PBR concerts, Shakespeare in the Parks, sporting events, wedding receptions, and much more over the last year.

Excitement has continued to grow over the new park and it is becoming an important central gathering place in Big Sky.

The improvements to the park were installed and funded in 2010 by master developer Simkins Holdings, LLC, and the ongoing maintenance (i.e. mowing, irrigation maintenance, water costs, etc) is paid by the TCOA and possibly also supported by park users in the future.

The park is available for rent. Please call us at (406) 586-9629 to reserve the park for your event or special occasion.

BIG SKY FARMERS MARKET

The fourth season of the Big Sky Farmers Market saw many new vendors and enjoyed very strong attendance! Thank you for your support of this community event!

There were eight weekly markets from July 11 through September 5, and the market averaged over 85 vendors per week. Vendors come from around the valley, across Montana, and as far away as Idaho, Wyoming, and Minnesota. Live music each week was provided by local musicians and a few past favorites from out-of-state.

We appreciate everyone who sponsored or participated in the market. We feel that this has become one of the featured event series of the summer in Big Sky!

TOWN CENTER ICE RINK

A winter staple of Big Sky is now the Town Center Ice Rink. The Big Sky Skating and Hockey Association (BSSHA) has been providing a high-quality outdoor open-air ice rink for public use in the Town Center. Last winter was the first season skating under the new lights, which have made it much easier and safer to use the rink after dark. The '75 Zamboni was also used for the first time this year and has provided high-quality ice for hockey games and public skating. The kiddie rink, always open for public skating, expanded this year to provide more area for kids to skate even when a hockey or broomball game is going on.

Increasing the number of skating events has been a big focus for the BSSHA this winter. Broomball in the Town Center on Tuesday nights has taken off, and the slipping and sliding is fun for both participants and spectators. The annual Pavelich Invitational hockey game is a not-to-miss event featuring a puck drop from none other than Big Sky's NHL legend Marty Pavelich.

If you have an interest in helping or volunteering with the BSSHA, or if you're a hockey player, or if you have kids who may want to play or be part of the youth program, please email bigskyice@gmail.com or call them at 406-579-2099. Thanks so much for the support from the Resort Tax, Yellowstone Club Community Foundation, donors, and volunteers!



CAR & PET WASH

A zone text amendment to allow a Car & Pet Wash in the Town Center was recently approved by the Gallatin County Planning and Zoning Commission. With this change, the Town Center is now able to solicit this type of business for development. The selected location is near the future grocery store site at the east entrance into Town Center at Huntley Drive. The Architectural Review Committee will ensure that the design and exterior materials of the car wash fit the community and the Town Center.

REMINDER FOR COMMERCIAL DISTRICT

Our commercial (and zoning) district is divided into two areas - Neighborhood Commercial and Commercial Core. Here are two distinctions to remember:

1. Commercial Core (East side of Ousel Falls Road)
 - a. Allowed to have one sandwich board sign per ground floor business.
 - b. Retail shops and restaurant uses are required for a minimum of 60% of the footprint area on the ground floor.
2. Neighborhood Commercial (West side of Ousel Falls Road)
 - a. Not allowed to have sandwich board signs at all. Please remove them if you have them.
 - b. No restriction on the relative mix of retail, restaurant, or office.



SKYLINE BUS SERVICE

During the ski season, the Skyline bus service is your ticket to FREE, non-stop, hourly trips to the resorts and back to the Town Center. The buses accommodate skis, boards, poles, and all the gear. Ride the bus and save on gas!

Skyline will be operating their summer schedule until Sept 9 and on Sept 10 they will switch to the "shoulder season" schedule, which means two round trips between Big Sky and Bozeman (M-F) and the local service will be demand-response (i.e. call in to schedule a ride). On Nov 24 they will begin "Early Winter" service, which will be similar to the summer service they have been providing. On Dec 5 they will begin winter service. skylinebus.com

\$25 FOR TRAIL MAINTENANCE

On your assessment notice, you'll see a \$25 fee for Big Sky trails maintenance. In 2009, the TCOA Board of Directors passed a resolution to assess each Town Center unit/lot owner a \$25 annual fee to be donated to the non-profit Big Sky Community Corporation (BSCC) for the maintenance of trails in the Big Sky area. Many other Big Sky owners' associations in Big Sky have implemented a similar assessment. Each year, the TCOA contributes over \$2,400 to the BSCC to be used for trail maintenance.

SITE SERVICES CONTRACTOR

Last Fall, Greg Iszler's company, Rocky Mountain Townworks, began working with the TCOA as its contractor for site services.

Rocky Mountain Townworks provides clients like the Town Center with services such as snow and trash removal, lawn mowing, banner and sign management, maintenance of parks, trails, and building assets, event set-up/take-down, and better coordination between businesses/residents and the Town Center developers in Bozeman.

Greg is not on-site 24 hours a day, but please contact him immediately should you have knowledge of any issues of concern that could cause harm or damage to people or property in the Town Center. Please keep his number handy!

CONTACT INFORMATION

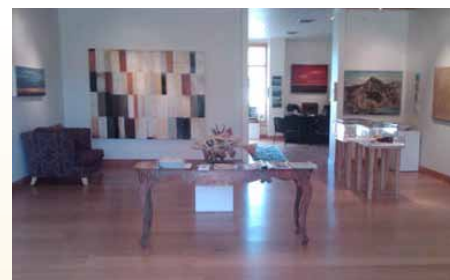
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NEW TOWN CENTER BUSINESSES

Gallatin River Gallery

Gallatin River Gallery is the longest established contemporary art gallery in Big Sky, exhibiting paintings, sculptures, one of a kind jewelry and photography. Julie Gustafson (director, owner, and artist) started the gallery in 2000 in a small space in the Canyon and then grew to larger spaces in the Meadow Village Center before moving to her newest location with a spectacular space next to the China Cafe in the Town Center. Solo exhibitions and group theme shows are featured throughout the year. The gallery also provides art consulting in building private and corporate collections, installation services, and of course they ship all over the world. (406) 995-2909.



Ousel & Spur Pizza Co.

Ousel & Spur Pizza Co. opened their doors this past June and they are open for lunch and dinner, featuring pizza, pasta, salads, and sandwiches. You can also enjoy beer, wine and cocktails with your meal. The Pizza Co. offers space for dine-in or take-out. They are located next to Lone Peak Cinema in Town Center. You can check them out on facebook at facebook.com/ouselandspurpiz-zaco. For orders call (406) 995-7175.



NEW BUSINESSES COMING TO TOWN CENTER

Outlaw Partners, LLC will be relocating from the Meadow Village Center to the Big Sky Town Center this September. The Outlaw Partners team offers all-inclusive creative and consulting services. Their approach is multi-dimensional and results-driven providing a platform for sustainable solutions. From origination and planning phases to development and execution, they provide a custom strategy for each client. They will be occupying the former Simkins Hallin Showroom space in the RJS Tower Building. The Simkins Hallin Showroom and Town Center development office will relocate to the second floor of the Market Place Building soon. Outlaw can be reached at (406) 995-2055.

Elevated Fitness will be opening a new personal training studio in September of 2012. Personal trainer Susan Darden will be occupying the space between Pure West and Sotheby's for private and semi-private training sessions. She can be reached at (406) 599-6655 or bigskytrainer@yahoo.com.

BUSINESS CHANGES AND UPDATES

Rivers to Peaks Real Estate is now Montana Living Big Sky Real Estate

Martha and Scott Johnson have renamed and re-branded their real estate company. They are located in the same office inside the RJS Tower Building providing the same great service. bigskyrealestate.com or (406) 995-2022.

Grizzly Outfitters adds Fly Fishing Shop and Guide Service

Grizzly Outfitters expanded their services to include fly fishing rentals and sales as well as guided fishing trips. Stop by and check out the newest offering at their same location in the RJS Tower Building. The shop is open daily. grizzlyoutfitters.com or 406-995-2939.

Winter & Company Real Estate

Shawna Winter and her team of real estate professionals opened an office in the Town Center in 2011 and recently relocated to the new Lone Peak Cinema building. mtwinter.com or (406) 995-2093.

LONE PEAK CINEMA

Lone Peak Cinema, Big Sky's premier movie theater, opened in November 2011 and features first-run Hollywood movies as well as ski and snowboard films and other local interest films in two theaters with 145 and 100 seats respectively. In addition, the larger theater has a stage which is used for plays, guest speakers, fundraisers, musical and other artistic events. Lone Peak Cinema is operated by Sally Patrick and Scott Fisher, Big Sky locals since 2007. For more information, check them out on Facebook or at LonePeakCinema.com or (406) 995-4478.

Lone Peak Cinema is not alone in the new building. Winter & Co. Real Estate has relocated to a new office space and in June of 2012 they were joined by the Ousel & Spur Pizza Co.

TNG Development is now leasing 900 sf of upper floor space above Ousel & Spur Pizza Company. This high traffic, high visibility location has great natural light and views of the Spanish Peaks and is perfect for office space or retail applications. TNG will build out "to suit" future tenant. Contact John Romney at (314) 359-5450 for more information.



GREAT RESTAURANT/BAR/BISTRO SPACE AVAILABLE!

One of the best locations in Big Sky is available with 80% of the Tenant Improvements completed for a bar/restaurant/bistro! The space is 2,650 sf., the lease is negotiable, it has a drive-thru window, offers lots of parking and plenty of events rolling through the adjacent Town Center Park and Center Stage all summer (hockey/skating in the winter). The Big Sky PBR site is nearby, and the two-screen Lone Peak Cinema opened down the street in 2011! This is the best deal and best location in Big Sky, and it won't last long. For more information on purchasing or leasing this space, please contact Jeff Saad at (406) 539-2855, or email him at jrockies@3rivers.net.



Rent it!



Big Sky PBR. Outlaw Partners photo

TOWN CENTER HOSTS 2ND ANNUAL BIG SKY PBR

On Wednesday August 1, 2012, Big Sky hosted the Big Sky PBR, a Touring Pro Division PBR event that drew about 35 bull riders from around the world! The bulls were nasty, the cowboys tough, the evening spectacular, and the energy was electrifying - it truly lived up to its claim as the Event of the Year, being awarded that honor at the annual Big Sky Chamber membership dinner!

In addition to the bullriding on Wednesday, a free concert and calcutta were held on Tuesday, July 31, benefiting local non-profit organizations.

Over 2,500 people experienced the thrilling show this year! Get your tickets early next year - plans are already being made for the 3rd annual event!

The event was sponsored by the Yellowstone Club, Continental Construction, Outlaw Partners, Big Sky Town Center, and many others.



Big Sky PBR. Outlaw Partners photo

WHAT SERVICES ARE NOT CURRENTLY PAID FOR BY THE TCOA?

Simkins Holdings, LLC, the master developer of the Town Center project, is currently subsidizing the payroll and administrative costs to the TCOA for the following work items:

- Office space, computer and internet costs, telephone costs
- All of the payroll costs associated with administering the TCOA, such as:
 - Covenant enforcement
 - Managing maintenance contracts
 - Detailed architectural review and approval (the TCOA pays for professional review of plans)
 - Inquiries from TCOA members
 - Mailing notices & holding regular & special meetings
 - Managing the light lease program
 - Administering annual dues with accountant/CPA
 - Event administration and coordination

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Please remember that you're likely a member of two owners' associations: the TCOA, and your building/condo HOA.

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WHAT SERVICES ARE PROVIDED BY THE TCOA?

- a) Snowplowing and maintenance of all streets and sidewalks in the Town Center: Any questions or concerns should be directed to the TCOA (406) 586-9629.
- b) Snowplowing and maintenance of all parking lots in the Commercial District: In an effort to reduce costs and maintain consistency in the quality and timing of the snowplowing in the Town Center Commercial District, the TCOA plows snow on the parking lots in the Commercial District. Both residential and commercial assessments will fund this work, regardless of whether the property owned is in the Commercial District. Although most of the costs associated with these parking lots will be paid by the commercial building owners, some of these costs will be paid by all of the owners in the Town Center due to the benefit that the Commercial District offers to all of the Town Center owners and residents. Snowplowing and maintenance of Ousel Falls Road is covered under Gallatin County's RID 395.
- c) Landscaping maintenance, water, and electricity costs for irrigation and lighting of common and/or public open space areas and amenities: The entire cost of the design and installation of these features is provided by the Master Developer, Simkins Holdings, LLC. After construction of these amenities is complete, the TCOA is then responsible for the regular maintenance, irrigation, lighting and power costs, etc.
- d) Street lighting: The TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the street lights in the entire Town Center project. This lease costs the TCOA \$45-\$85/month/light (depending on location).
- e) Parking lot lighting in the Commercial District only: The TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the Commercial District parking lot lights in the Town Center project. The lease operates in the same manner as the street light lease.
- f) Covenant enforcement and TCOA administration: Currently, Simkins Holdings, LLC fully subsidizes the time that Town Center's Project Manager Ryan Hamilton spends on TCOA administration, architectural review, fielding questions from members, working on assessments, event planning and administration, etc. Simkins Holdings is subsidizing his time in order to provide the TCOA membership with the best value in the early stages of the project. However, as the Town Center continues to develop, it is likely that more part-time and ultimately full-time staff will be needed to run the TCOA. Covenant enforcement is very important to ensure that the Design Standards and restrictive covenants, signage plan, etc. are followed by the project developers and business owners.
- g) Events: The TCOA's parks and streets (venues) continue to see an expanding events schedule that helps attract more people to the Town Center. Please see the events calendar on the back page and on the online community calendar on the bigskytowncenter.com.
- h) Reserves: Reserves will be set aside for road, sidewalk, and Commercial District parking lot repair and landscape maintenance, street tree maintenance, etc. The TCOA will make every effort to keep the area looking beautiful and well-maintained. The Town Center will have well-maintained streets, landscaping, lighting, etc., which will help maintain and enhance property values and will help keep the Town Center from looking dated (a common problem in resort areas).
- i) Trail maintenance: The TCOA is responsible for maintaining trails as they are constructed in the Town Center.
- j) Weed control: The TCOA is responsible for weed control in the road right-of-ways and common/public open space areas. The TCOA sprays for weeds in May or June, with Master Developer Simkins Holdings paying for one-half of the bill for the undeveloped lands in the Town Center.
- k) TCOA insurance: The TCOA has obtained the insurance coverage necessary to provide adequate protection and insurance for the corporation, its property, its membership, directors, and officers.
- l) Applicable office expenses such as printing and mailing costs, telephone, computers, etc.: The TCOA currently splits Town Center printing costs with Simkins Holdings. Currently, all mailing costs, telephone/internet, computer expenses, etc are paid by Simkins Holdings.
- m) Accounting and legal expenses: The TCOA's accountant is Galusha, Higgins, and Galusha (GHG). GHG administers all of TCOA's accounting, tax preparation, and assessments. Payment of the assessments should be sent to them. Legal counsel is retained for such things as drafting or reviewing park leases, park use licenses, bad debt enforcement and collections, etc. These costs are managed to provide the best value to the TCOA membership.

FY 2013 OPERATING BUDGET

Operating Budget			
FY 2013 (Oct 1, 2012 -Sept 30, 2013)			
	2012 Budget	2012 projected	2013 Budget
1 Cash In			
2 Assessments	239,797	239,585	254,488
3 Other Income	14,000	13,864	16,500
4 Loan from Master Developer	25,000	80,000	45,000
5 Total Cash In	278,797	333,449	315,988
6			
7 Cash Out			
8 Accounting	12,300	9,000	10,000
9 Bad Debt	18,000	17,744	18,600
10 Bank and Credit Card Charges	50	110	100
11 Copier/Printing	1,200	500	1,200
12 Events, Contract Labor, Advertising	35,000	30,000	32,000
13 Insurance	10,000	9,870	9,870
14 Legal	1,000	1,400	1,500
15 Licenses, Permits, Memberships	500	855	900
16 Miscellaneous	2,000	2,500	2,500
17 Professional Review	3,000	-	3,000
18 Site Services (repairs/maintenance)	140,000	180,000	180,000
19 Taxes	7,500	12,568	13,000
20 Utilities (lights & water)	43,000	40,000	45,000
21			
22 Prior Year Payables	26,717	43,559	12,325
23			
24 Total Cash Out	300,267	348,106	329,995
25			
26 Net cash used	(21,470)	(14,657)	(14,007)
27 Beginning Cash		2,332	-
28			
29			
30 Net Cash provided (deficit)	(21,470)	(12,325)	(14,007)

WE ACCEPT CREDIT CARDS

The TCOA offers the option of paying your annual dues by credit card. Of course, a check is much preferred, but if a card works better for you, please contact our accountant, Stacy Bateson at (406) 586-2386 or email her at stacy@ghg-cpa.com and ask for a PayPal invoice to be emailed to you. Payment plans can also arranged and are strongly encouraged in lieu of non-payment. Stay in touch!



BY THE NUMBERS

20% - of total TCOA membership is in the commercial district

80% - of total TCOA membership is in the residential district

69% - of total TCOA budget is paid by commercial members

31% - of total TCOA budget is paid by residential members

15% - of total TCOA budget currently paid by Master Developer ownership group for properties owned in the Town Center

COMMENTS ON THE 2013 OPERATING BUDGET

Line 2 – Assessments for both residential and commercial property increased by just 5% effective this assessment period. Commercial is now assessed \$2.08/sf/yr, and residential units are \$912/unit/yr. The \$25 annual fee on your invoice goes directly to the Big Sky Community Corporation (BSCC) for Big Sky area trail maintenance, and is not part of the assessments for the TCOA. See additional discussion of the trails maintenance contribution on p. 3.

Line 3 – Other income includes revenue from the \$1,000 new membership/initiation fees, finance charges, event sponsorship, market vendor fees, t-shirt sales, etc.

Line 4 – A budget shortfall is anticipated in the coming year. The balance will be made up by a loan from the master developer, Simkins Holdings, LLC.

Line 8 – All accounting and tax preparation is managed by Galusha Higgins and Galusha in Bozeman.

Line 9 – The TCOA has a few delinquent member accounts from previous and current assessments. Liens have been filed on the properties and all efforts are being made to collect these assessments and the associated legal fees and finance charges.

Line 12 - Wendy Swenson is the contract labor shown here and her TCOA duties include website maintenance, event coordination and sponsorship acquisition, graphic design and advertising, etc. Currently the contract labor is only about 7% of the total expenses. The TCOA does not pay for any of Ryan Hamilton's time spent on his duties with the TCOA, which is a much more significant portion of his time over the past year.

Line 18 – We feel that quality and reliable site services (repairs and maintenance) are worth the investment. Maintaining a clean and inviting site, hosting events, and prompt event clean-up has helped attract businesses to the Town Center, and quality and timely snow removal reduces the risk profile of the TCOA.

We continue to make every effort to reduce expenses in all areas without compromising the quality and vitality of the Town Center. Your suggestions are welcome and may be directed at Ryan Hamilton ryan@bigskytowncenter.com.

2013 COMMUNITY EVENTS CALENDAR

FEBRUARY

Dummy Jump
Big Sky Big Grass Bluegrass Festival

APRIL

Pond Skim

JULY

4th of July Concert
4th of July Celebration at Community Park
Big Sky Farmers Market
- Wednesdays through early Sept.
FREE Music in the Mountains Outdoor
- Concert Thursdays through August
Brewfest
Big Sky Food Festival
Big Sky Community Corp. Annual Gala
Big Sky Country Fair and Arts Festival

AUGUST

KLIM Big Sky XC
Big Sky PBR
Big Sky Classical Music Festival
Dog Days of Summer
Big Sky Disc Golf Tournament
Shakespeare in the Parks

SEPTEMBER

Spruce Moose Music Festival
Mountain Fest
Big Sky Chamber Golf Tournament

DECEMBER

Arts Council of Big Sky Annual
Madrigal Dinner
Big Sky Christmas Stroll
Pancakes with Santa



Bluebird Sky, Big Sky Farmers Market



Big Sky PBR, Outlaw Partners Photo

CONTACT INFORMATION

Please feel free to call or e-mail us with any questions, concerns, observations, or suggestions. We want to hear from you!

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(406) 600-4455

Wendy Swenson
Events/Graphics Coordinator
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(406) 570-2417

NOTICE OF ANNUAL MEETING

Tuesday October 9, 2012
2:00 PM
Big Sky Water & Sewer Bldg.
561 Little Coyote Road
Meadow Village

If you're not on the Town Center's e-newsletter list, email us at ryan@bigskytowncenter.com to stay updated on community events & happenings.

"THANK YOU" TO ALL TOWN CENTER BUSINESSES

Grizzly Outfitters
Hungry Moose Market & Deli
Medical Clinic of Big Sky
Big Sky Western Bank
The Cave Spirits & Gifts
Centre Sky Architecture
Carole Sisson Designs
Big Sky Luxury Rentals
Alpine Property Management
Shuttle to Big Sky & Taxi

Montana Chiropractic &
Sports Medicine
Big Horn Boutique
Montana Living
Big Sky Real Estate
The Gourmet Gals
Big Sky Build
Prudential Big Sky Real Estate
Dragonfly Interiors
Monica's Salon & Day Spa

Sotheby's Real Estate
Pure West Properties
Charsam Gallery
China Cafe
Big Sky Resort Area District
Winter & Co Real Estate
Creighton Block Gallery
SW Montana Plastic Surgery
Choppers Grub & Pub
Performance Rentals

Lone Peak Cinema - New!
Ousel & Spur Pizza Co. - New!
Gallatin River Gallery - New!
Outlaw Partners - New!
Elevated Fitness- New!

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M O N T A N A

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