

BIG SKY

TOWN CENTER

M O N T A N A



Big Sky Medical Center

Outlaw Partners Photo



5th Annual Big Sky PBR

Melinda Turner Photo

Town Center Owners Association, Inc. (TCOA)
Fall 2015 Newsletter



ANNUAL MEETING

The 2015 TCOA annual meeting will be held at 10:00 AM on Tuesday, October 6, 2015 at the Town Center Sales Office in Town Center, 33 Lone Peak Drive, Suite #204, Market Place Building. Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your annual assessment.

Assessments for residential, commercial, and public/quasi-public property increased by approximately 3%. Assessments for Golden Stone Park increased to \$65 per unit. The TCOA adopted and imposed a special assessment on the Big Sky Medical Center. The Resolutions are posted at www.bigskytowncenter.com/town-center-owners-association/.

OUSEL FALLS ROAD, RID

Ousel Falls Road is maintained by a Rural Improvement District (RID) that is managed by Jack Schunke with Morrison-Maierle. At last year's annual meeting, a few questions were raised about safety on Ousel Falls Road due to increased traffic and speed. A number of solutions were discussed such as speed dips/humps, additional signage, a stop sign, de-commissioning a crosswalk, letter to truck drivers, contractors, etc. and several improvements are currently being implemented.

Your questions or suggestions are welcome and may be directed to Ryan Hamilton at ryan@bigskytowncenter.com or 406-556-6792 or Karly Bjella at kbjella@bigskytowncenter.com or 406-556-6762.

RECYCLING

Recycling is a great way to reduce waste in landfills. While we do not have the luxury of curb side recycling here in Big Sky, the bins will be located in the Town Center on Aspen Leaf Drive until spring 2016 when they will move to a new location near the new ACE Hardware building in the Meadow. Visit recyclemt.com for more information.



HOA PROPERTY MANAGER MEETINGS

The TCOA held two HOA property manager meetings this last year with the individual HOA property managers. The purpose was to discuss covenant enforcement, working together to maintain property values, and keeping Town Center a desirable place to live and work. The first meeting discussed items that came up at last year's annual meeting such as cleaning up carports, patios, parking lots, overnight parking, trash, and pets. The second meeting discussed progress since the first meeting and any new enforcement issues. Everyone found these meetings to be very informative and helpful. Please contact your individual HOA property manager with any questions or issues.

Tamarack Court: Hammond Property Mgmt, 406-995-7220

Cottonwood Crossing, Elevation 6000, and Lone Peak Townhomes:

Alpine Property Management, 406-995-7211

Essentia: JRM Services, 406-539-7570

The Gallatin County Sheriff's office can help you in many ways. They respond to all criminal acts, civil disputes, and other matters. Call 9-1-1 in case of emergency. An officer will then contact you to determine what action to take.

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 5th Annual Big Sky Classical Music Festival, 5th Annual Big Sky PBR, concerts, Shakespeare in the Parks, the Big Sky Fly Fishing Festival, sporting events, and many more events over the last year. The park continues to be an important central gathering place in Big Sky.

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

TOWN CENTER AVENUE

Last fall, Town Center Avenue was paved between Huntley Drive and Simkins Drive. With this improvement, 9 more commercial lots were platted this spring, including a lot for a hotel.

BIG SKY FARMERS MARKET

The seventh season of the Big Sky Farmers Market saw many new vendors and enjoyed very strong attendance! There were 15 weekly markets from late June through late September, and the markets averaged over 100 vendors per week with our largest at 120 vendors! Vendors came from around the valley, across Montana, and as far away as Idaho, Wyoming, and Vermont. A variety of local musicians entertained our guests each week including special performances by The MSU Mountains & Minds String Camp Touring Orchestra, Yamama's seven piece all women African drumming and dance ensemble and DJ Missy O'Malley.

Our team also rebranded the market with a new logo and web page complete with online vendor/sponsor registration and payment options. A very heartfelt thanks goes to all of our sponsors, especially our music sponsor The Cave Spirits & Gifts, our media sponsor The Outlaw Partners, our silver level sponsors Lone Mountain Land Co. and Love Street Media. Thank you to our loyal vendors and patrons. We couldn't have done it without all of you! We feel the market has become one of the premiere events of the summer, adding greatly to the richness of Big Sky's culture, community and economy.

TOWN CENTER ICE RINK

The Town Center Ice Rink is operated by the Big Sky Skating and Hockey Association (BSSHA) and is a staple of the Big Sky community. The rink brings locals and visitors together for a fun outdoor activity during the winter months. The BSSHA's programs include youth skating and hockey, open skating, drop-in hockey for adults, and a broomball league. They also have some hockey equipment and skates that can be made available to local youths at a nominal cost.

The BSSHA is now attempting to raise funds to replace their old wooden dasher boards with a new set which will expand the rink to a regulation size for ice hockey, add player boxes, improve safety, and reduce operating costs. To help the BSSHA achieve this goal, the Resort Tax Board has agreed to provide matching funds of up to \$25,000 for the rink upgrade and the BSSHA has already raised in excess of \$10,000 of the \$25,000 needed for the full match. You can support their efforts in several ways: become a Board Sponsor for a minimum contribution of \$500, which will result in you or your business being visibly recognized by having a banner attached to the inside of one of the dasher boards for the entire 2015-16 season or send a tax deductible donation to the Big Sky Skating and Hockey Association, Inc. (a 501(c)(3) corporation) at P.O. Box 160406, Big Sky, MT 59716. For more information, email info@bssha.org, call 406-539-4405, visit bssha.org or check out their Facebook page.



TOWN CENTER TRAILS

The Hummocks and Uplands Trails are being utilized by Big Sky residents and visitors for hiking and beginner/intermediate mountain biking. Within the first 8 weeks of opening the trails received approximately 2,000 visitors. Trail users are enjoying the beautiful views on the Uplands Trail and the rolling terrain of the Hummocks Trail. Thanks to a gift from the Moonlight Community Foundation, BSCC will be installing 3 interpretive signs along the trails during summer 2016.

Planning for the second phase of the project, featuring a connection from the top of the Uplands Trail to Ousel Falls Trail, is currently underway. The proposed trail is a natural surface, multi-use trail of approximately 2.2 miles. A significant portion of the trail falls within dedicated subdivision open space and through areas of natural beauty ranging from steep and heavily forested mountains to open grassy meadows. The connector trail will enable users to enjoy views of several Big Sky peaks including Lone Mountain and Pioneer Mountain as well as running adjacent to the South Fork of the West Fork of the West Gallatin River. BSCC is working to finalize the trail alignment and easement details with landowners.

A trail sign replacement and rebranding effort was completed this summer to improve awareness of BSCC's trail system and enhance legibility for the public. The updated signage creates an identity that is recognizable and memorable and helps trail users navigate the trail network. More than 60 new trail signs were installed throughout the trail system. Several signs can be seen within the Big Sky Town Center marking Ousel Falls Trail and Lone Peak Trail.



SKYLINE BUS SERVICE

Plan your trip with the help of Skyline. Skyline bus service is your ticket to FREE, non-stop, hourly trips to the resorts and back to the Town Center during the ski and summer seasons. The buses accommodate skis, boards, poles, bikes, and all the gear. Ride the bus and save on gas!

Skyline will be operating their summer schedule until Sept 13 and on Sept 14 they will switch to the Off Season schedule, which means two round trips between Big Sky and Bozeman (7 days a week until Oct 4). The link service will be M-F from Oct 5 through Nov 22. Big Sky local service is available by demand response M-F from Sept 14 through Nov 22 (i.e. call in to schedule a ride). The early winter and winter schedules will be set by mid-October. Please call 406-995-6287 email info@skylinebus.com or visit www.skylinebus.com for further details.

\$25 FOR TRAIL MAINTENANCE

On your assessment, 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 have implemented a similar assessment. Each year, the TCOA contributes over \$3,000 to the BSCC to be used for trail maintenance.



SITE SERVICES CONTRACTOR

We would like to thank Rocky Mountain Townworks, Greg Iszler and crew, who provide clients like the Town Center with site services. RMT provides snow removal services on roads, commercial parking lots, and walkways/sidewalks in the Town Center, as well as daily trash removal of fixed trash cans within the Town Center. RMT also provides summer lawn care operations to maintain healthy turf, sign management, maintenance of parks and assets, event set-up/take-down, and coordination assistance between businesses/residents and the Town Center development team. Greg and his crew help Town Center look good 24/7/365.

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. Keep his number handy.

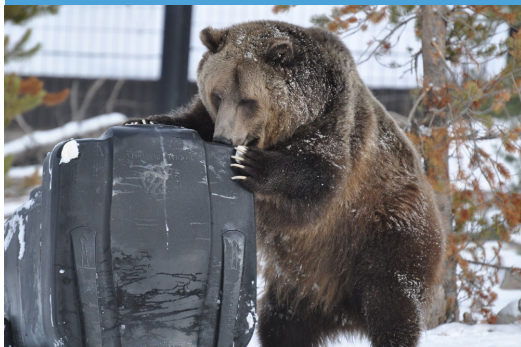
CONTACT INFORMATION

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greg@rockymountaintownworks.com

BEAR SMART BIG SKY - KODIAK TRASH CANS

Did you know that the Gallatin Canyon/Big Sky Zoning Regulations and the TCOA require the use of animal-proof trash containers?

Bear Smart Big Sky, Republic Services, the TCOA and others are helping to ensure that people and bears safely coexist. Our goal is to minimize the number of bear incidents as a result of human actions. Call Republic Services, and tell them you would like to get the new "Bear Can" delivered to your residence. Republic Services will remove the old one. Questions? Call Karly with the TCOA at 406-586-9629 or Republic Services at 406-586-0606.



NEW BUSINESSES AND NEW HAPPENINGS

Lone Mountain Land Company was formed by CrossHarbor Capital Partners to manage the planning, entitlement, building, marketing, and sale of premier real estate communities around Big Sky, Montana. The company oversees real estate activities at Spanish Peaks and Moonlight Basin. For more information on Lone Mountain Land Company visit lonemountainland.com.

Ari O Jewelry is an artisan jewelry company that designs and handcrafts all their jewelry on site. Visit their new location next to the Lone Peak Cinema, Ari O features two lines of jewelry: one fashion line and a fine jewelry line. ariojewelry.com 406-995-2303

Beehive Basin Brewery opened their doors this summer, serving an array of craft micro brews in a bright and inviting atmosphere located next to Roxy's. Pints and adventure-rated stainless steel growlers are being served daily from noon to 8pm. Feel free to bring in your own food while you sip their delicious brews. beehivebasinbrewery.com 406-995-7444

The objective of the **Big Sky Art Space** is to provide affordable and accessible art instruction to the community. The projects are designed to explore creative processes while also exploring culture, nature, history, science, and math. Projects can be geared towards specific ages, grades and can also mirror and augment subjects studied in the classrooms. www.bigskyartspace.com

The Peaks Crossfit at Big Sky Athletics is a progressive fitness facility which caters to a broad range of ages and abilities. Their motto is 'Crossfit to Cross Over' to any sport you love. Classes are M-F 6am, 7:30am, 9am, and 6pm and Saturday at 9am. www.thepeakscrossfit.com

The Cauldron Botanicals is nature's mixing pot for a healthy lifestyle! Featuring a smoothie and tea bar, light Paleo fare, herbs, essential oils, tinctures and more. They are sourcing as many products as possible locally, organically and sustainably.

Montana artist Kira Fercho partnered with Interior Designer Lori Elliott, ASID to form **Fercho Gallery & Elliott Design**. They have created an environment to benefit their clients by combining art and interior design. Please call 406-551-3995 for hours and information.

After extensive renovations, the 15-agent firm of **Big Sky Sotheby's International Realty** has been open in their new space in the Market Place Building since June. Owners Cathy Gorman and Tim Cyr, 30-plus year residents of Big Sky, urge their clients to stop in and take a look and say hello.

High Country Goods is more than just a shirt store. They are a graphic design studio, screen printing shop, and retail store. They are located behind the Hungry Moose in their newly renovated space. It is their mission to create one-of-a-kind apparel that not only memorializes a vacation in Big Sky, but also represents your personal style.

Prudential Montana Real Estate joined the **Berkshire Hathaway HomeServices Montana Properties** real estate brokerage network in April. The same Big Sky team now operates as BHHSMT. They are ranked the #1 Real Estate Company in Montana, based on sales. The company has over 200 agents and 14 offices in their statewide network and closed over \$662,000,000 in sales volume in 2014.

The Hungry Moose Market and Deli constructed a brand new off-site Central Kitchen, which has allowed them to move all of the extensive, made-from-scratch production to a large, efficient kitchen in the building behind the Moose. The Hungry Moose has updated the look and efficiency of their website and online ordering pages. Visit hungrymoose.com or call 406-995-3045.

PureWest Christie's International Real Estate is now located in the Town Center with a beautifully-appointed new space near Lone Peak Cinema. As an exclusive affiliate of Christie's International Real Estate, PureWest joins the Christie's network of more than 125 affiliated brokerages, 1,095 Christie's offices and 32,200 agents worldwide.

Creighton Block Gallery/Contemporary Gallery is pleased to bring to Town Center an extraordinary collection of contemporary work. The contemporary gallery is located at 88 Ousel Falls Road next to PureWest Christie's International Real Estate. The new gallery features custom furniture and contemporary art. Visit creightonblockgallery.com for more information.

THE PEAKS BUILDING

The Peaks Building opened in the summer of 2015 with a mountain modern design featuring a geothermal heating/cooling system and LED lighting to conserve as much energy as possible. The building is approximately 7,000 square feet, which includes 5,100 square feet of commercial space and one residential unit. The Beehive Basin Brewery, Big Sky Art Space, Peaks Crossfit at Big Sky Athletics, and the Cauldron Botanicals are all located in the Peaks Building. Designed by Centre Sky Architecture and built by general contractor Haas Builders.



44 TOWN CENTER AVE

TNG Development's latest project at 44 Town Center Avenue will be completed and ready for occupancy in November, 2015. Town Center's first 3-story building, "44 TCA" is a mixed-use building consisting of 4,500 sf of retail space on the ground floor and 8 apartments on the 2nd and 3rd floors. Contact John Romney at 314-359- 5450 (mjromney@gmail.com) for more information. Designed by Bechtle Architects and built by general contractor Rotherham Construction.



CORNER OF TOWN CENTER AVE & OUSEL FALLS RD

Lone Mountain Land Company (LMLC) has two exciting projects in development coming to the Town Center. Lot 1 will contain retail space and LMLC's planned new offices, and Lot 2 will have retail at the basement and ground levels with residential units on the 2nd and 3rd floors. Construction on these projects is expected to commence later this fall, and designs will be ready to share with the community soon. The public is invited to come in to LMLC's new Preview Gallery sales center located at 107 Lone Peak Drive to learn more!

ESSENTIA (PHASE 2)

Construction has begun on 14 new townhomes in the Town Center. There will be seven 2 bedroom, 2 ½ bath and seven 3 bedroom, 3 ½ bath units, that range in size from 1,600sf to 2,300sf. If you are interested in renting or purchasing a condo, contact John Haas at 406-995-4552. Designed by Intrinsic Architecture and built by general contractor Haas Builders.



BIG SKY MEDICAL CENTER

When the Big Sky Medical Center opens in December 2015, it will offer 24/7/365 Emergency Services with a heli-stop for air ambulance. The center will include a four-bed inpatient unit, an on-site diagnostic imaging center, laboratory services, and an integrated pharmacy with extended retail pharmacy services. In addition, primary care and physical therapy services will also be available on-site. Architects: Hammel, Green & Abrahamson. General Contractor: Langlas & Associates. Visit bigskymedicalcenter.com for updates.



5th ANNUAL BIG SKY PBR

The Big Sky PBR returned to Town Center for its fifth year from July 30 to Aug. 1. Voted by the bull riders as the best event in the Touring Pro Division for 2013 and 2014, this summer's PBR was elevated a notch to the BlueDEF Velocity Tour. On the BlueDEF tour, riders can gain more points, bringing them even closer to qualifying for the Built Ford Tough Series World Finals in Las Vegas, Nev.

The three-night show in Big Sky was welcomed with warm temps and bluebird skies. Approximately 2,500 fans filled the stands each of the first two nights to watch 42 of the planet's best bull riders. The event was also streamed live on Carbon TV, allowing people from around the world to get a taste of the action. Stetson Lawrence, 26, was this year's victor with a cumulative score of 175.5, and he left Big Sky ranked the No. 10 rider in the world.

On Aug. 1, the bull-riding arena was transformed into a concert venue, with a stage replacing the chute gates. Bluegrass band Two Bit Franks and country rock group the Jamie McLean Band opened up for headliner Robert Earl Keen, a country and bluegrass artist who is considered one of the best songwriters of his generation. Keen certainly left his mark on Big Sky, impressing both new and old fans with one of his best shows to date.



The Outlaw Partners Photos

WHAT SERVICES ARE NOT CURRENTLY PAID FOR BY THE TCOA?

Simkins Holdings, LLC, the master developer of the Town Center project, continues to subsidize the payroll and administrative costs to the TCOA for the following items:

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

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

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) Landscape 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 appx. \$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 and Town Center's Administrator Karly Bjella spend on TCOA administrative activities such as: architectural review, fielding questions from members, working on assessments, event planning, signage review, etc. Simkins Holdings is subsidizing their 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 bigskytowncenter.com or visitbigskymt.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 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 since it's responsible 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.: Currently all printing, mailing, telephone, internet, computer expenses, etc are paid by Simkins Holdings.

m) Accounting and legal expenses: The TCOA's accountant is Wipfli LLP. Wipfli 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 2016 OPERATING BUDGET

Operating Budget FY 2016 (Oct 1, 2015-Sept 30, 2016)				
		2015 Budget	2015 Projected	2016 Budget
1	Cash In			
2	Assessments	341,000	352,623	395,000
3	Other Income	39,500	49,380	40,000
4	Loan from Master Developer	-	-	-
5	Bad Debt	(10,000)		(10,000)
6	Total Cash In- Less Bad Debt	370,500	402,003	425,000
7				
8	Cash Out			
9	Accounting	2,000	1,434	2,000
10	Events, Contract Labor, Advertising	28,000	34,000	35,000
11	Insurance	6,000	6,228	7,300
12	Legal	1,000	1,765	2,000
13	Licenses, Permits & Memberships	1,000	933	1,000
14	Miscellaneous	1,000	930	1,300
15	Professional Review	4,500	2,744	4,000
16	Site Services (maintenance)	246,000	255,000	260,000
17	Property Taxes	17,000	19,223	-
18	Utilities	74,000	66,000	82,000
19				
20	Total Cash Out	380,500	388,257	394,600
21				
22	Net Cash Provided (Deficit)	(10,000)	13,746	30,400

*The cash balance in the TCOA checking account was \$79,473.31 as of August 27.

WE ACCEPT CREDIT CARDS

The TCOA offers the option of paying your annual dues by credit card. A check is preferred, but if a card works better for you, please contact our accountant, Kyle Viste at 406-586-2386 or email him at kviste@wipfli.com and ask for a PayPal invoice to be emailed to you. Payment plans can also be arranged and are *strongly* encouraged in lieu of non-payment. Please stay in touch!

PayPal



BY THE NUMBERS

About 31% of TCOA membership are commercial members and they pay about 68% of the total annual assessment revenue.

About 69% of TCOA membership are residential members and they pay about 32% of the total annual assessment revenue.

COMMENTS ON THE 2016 OPERATING BUDGET

Line 2 - Assessments for residential, commercial, and public/quasi-public property increased by approx 3%. Commercial and public/quasi-public space are now assessed \$2.15/sf/yr, and residential units are assessed \$940/unit/yr. The \$25 annual fee on your invoice goes directly to the Big Sky Community Corporation for Big Sky area trail maintenance, and is not part of the assessments for the TCOA. See additional discussion on p.3. Due to unique site maintenance needs of the Big Sky Medical Center, they will be assessed at the Unimproved Property Assessment Rate, which is 20% of the Improved Property Assessment Rate. The BSMC is responsible for its own site services and maintenance.

Line 3 - Other income includes revenue from new membership fees, sign permit fees, permit fees, event sponsorship, farmers market vendor fees, Town Center Park rental fees, etc.

Line 4 - A loan from the master developer is not anticipated in 2016. A \$75,000 principal repayment was made in 2015 due to successful collection of delinquent assessments. The remaining principal balance of \$235,191.23 is owed to Simkins Holdings, LLC.

Line 9 - Accounting and tax preparation is managed by Wipfli LLP formerly Galusha Higgins & Galusha in Bozeman, with assistance from Karly Bjella of Simkins Holdings, LLC.

Line 10 - Contract labor includes website maintenance, event coordination, social media management, etc. The TCOA currently advertises in local publications and hosts the Christmas Stroll and the Big Sky Farmers Market. The TCOA does not pay for any of Ryan Hamilton or Karly Bjella's time spent on TCOA tasks.

Line 11 - The TCOA has decided to add a \$1M umbrella insurance policy, for an additional cost of \$1,000/year.

Line 12 - Budgeted legal increased slightly in 2016 in the event the TCOA needs assistance with collection of delinquent accounts.

Line 16 - The quality and reliability of the site services 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. Commercial and residential development in 2015 has marginally increased site services expenses.

Line 17 - The TCOA owned parking lots are now classified as tax exempt from property taxes, starting in 2016.

Line 18 - The TCOA added lights to Town Center which will increase utility costs in 2016.

Line 22 - Excess cash *may* be used to make a principal repayment on the loan from the master developer, or for repairs and/or maintenance as needed and as determined by the TCOA.

ANNUAL BIG SKY EVENTS

(Check community calendars for specific dates, as they change from year to year)

JANUARY

Hockey
Smash Life Banked Slalom
Snobar

FEBRUARY

Ski Joring
Big Sky Big Grass Bluegrass Music Festival
Big Sky Open

MARCH

Headwaters Spring Runoff Competition
Subaru Freeride Series
Arts Council Annual Fundraiser

APRIL

Ski Mo
Pond Skim
Big Sky Resort closes for the winter

JUNE

Big Sky Resort opens for the summer
Big Sky Farmers Market
Wednesdays through September
Music in the Mountains
Thursdays through August

JULY

4th of July Concert & Fireworks
4th of July BSCC Celebration
Brewfest
Big Sky Fly Fishing Festival
Big Sky PBR
Shakespeare in the Parks

AUGUST

Big Sky Classical Music Festival
Vine and Dine Festival
Kids Adventure Games
Icehouse Open - BSSHA
Big Sky Community Corp. Annual Gala
Lone Peak's Revenge Enduro Race
Groovin' on the Gallatin

SEPTEMBER

Run the Rut
Canyon Cup
Big Sky Chamber Golf Tournament

NOVEMBER

Big Sky Resort opens for the winter
BSSEF Turkey Trot
Small Business Saturday

DECEMBER

Arts Council of Big Sky Annual
Madrigal Dinner
Big Sky Christmas Stroll



Big Sky Farmers Market

CONTACT INFORMATION

Please feel free to call or email us we want to hear from you!

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NOTICE OF ANNUAL MEETING

Tuesday October 6, 2015
10:00 AM
33 Lone Peak Drive, Suite 204
Big Sky Town Center, Montana

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

"THANK YOU" TO ALL TOWN CENTER BUSINESSES (ALL 50!)

Hungry Moose Market & Deli
Medical Clinic of Big Sky
Big Sky Western Bank
The Cave Spirits & Gifts
Centre Sky Architecture
Carole Sisson Designs
Creighton Block Gallery /
Private Collection Salon
Big Sky Luxury Rentals
Shuttle to Big Sky & Taxi
Montana Chiropractic &
Sports Medicine
Montana Living
Big Sky Real Estate
The Gourmet Gals
Big Sky Build

Monica's Salon & Day Spa
Sotheby's Real Estate
PureWest Christie's
International Real Estate
Creighton Block Gallery
Grizzly Outfitters
Performance Rentals
Lone Peak Cinema
Ousel & Spur Pizza Co.
Gallatin River Gallery
Outlaw Partners
Big Sky Resort Area District
David Fowler Architecture
Choppers Grub & Pub
Big Horn Boutique
China Cafe

Vacation Big Sky
L&K Real Estate
Spur Coffee
RMR Group
Town Center Sales Office
Alberto's Authentic
Mexican Cuisine
East Slope Outdoors
Rhinstone Cowgirl
Roxys Market
Creighton Block Gallery /
Contemporary Art
Berkshire Hathaway
Bozeman Deaconess
Health Services

Fercho Gallery &
Elliott Design - New!
Peaks CrossFit at Big Sky
Athletics - New!
Big Sky Art Space - New!
Beehive Basin Brewery-New!
The Cauldron Botanicals-
New!
Ari O Jewelry - New!
Lone Mountain Land
Company - New!
High Country Goods- New!
Big Sky Sotheby's
International Realty - New!
Big Sky Medical Center -
New!

BIG SKY
TOWN CENTER
M O N T A N A

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