

Meeting Minutes
Town Center Owners Association, Inc.
Annual Meeting
10:00 AM, Tuesday, October 25, 2016
33 Lone Peak Drive, Suite 204, Big Sky, Montana

1. Roll call and determination of presence of quorum.
 - a. Attendees: Bill Simkins, Ryan Hamilton, Greg Iszler, John Seelye, Sarah Oulette, Sarah Blechta, Mark Robin, Jose Morales, Tim Kent, Dawn Smith, Gary Sisson, John Romney
 - b. Proxies: Caroline Albert, Chad Rothacher, Dale Ely, Erika Jennings, Jesse & Lauren Knox, JHP Properties, John Kludt, Lone Moose Investments, Margaret Wilhelm, Melody Eckroth, MJ Development, Pamela & James Salestrom, Paul Gauron, Rebecca Stirling, Richard Champeny, Robert & Barbara Jones, YC Holdings, Trent Talbot, Tucker Vanyo, William Wallace
 - c. Call to Order: Ryan Hamilton called the meeting to order at 10:05 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 5, 2015.
 - a. Motion and second to approve the October 5, 2015 minutes. Motion unanimously carried.
4. Report of officers
 - a. Report on any new Resolutions, Consents, or Leases
 - i. Hamilton reviewed the Resolution to clarify residential unit assessment collection in the Town Center Commercial District (above the ground floor commercial spaces)
 - ii. Hamilton reviewed the Resolution on common multi-family open space north and open space south (Golden Stone Park) assessment change – now \$75 annually.
 - iii. Hamilton reviewed Resolution to replace Mitch Simkins with Ryan Hamilton as a director on the TCOA board
 - iv. Hamilton reviewed the new 2-year site services contract with Rocky Mountain Townworks
 - b. Review of budget
5. Report of committees
 - a. Architectural Committee update
 - b. Town Center updates
 - i. Discussion about pedestrian crossing flag project at several locations along Ousel Falls Road.
 - 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 success of the Christmas Stroll, and requests for increased security at the Stroll and the Fourth of July (ACBS), suggestions made to talk with Big Sky Resort about how they manage drinking-related incidents before, during, and after events.
 - d. New businesses since last year
 - i. Big Sky Medical Center, Western Art Forum, Elliott Interior Design, MVMT Fitness, Big Sky Community Org., L’Enoteca per Tutti, The Big Sky Real Estate Co., Luminous Audio & Video, Security Title Co., Big Sky Discovery Academy, Natural Retreats
 - e. Suggestions were made about increased bus system visibility, marketing. Park n Ride.

- f. Suggestions were made about 2 hour & 30 minute parking areas in TC.
- g. Suggestion was made to get more bike racks in TC.
- h. Brief discussion about damage to signature Cottonwood tree, person fell out of tree, broke upper portion of tree.
- i. Request was made for residents/businesses nearby art wrap boxes to have opportunity to see the art before it is placed.
- j. Work with Big Sky Chamber of Commerce
 - i. TEDD/TIF
 - ii. Transportation
 - iii. Corner property
- k. 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
- l. Project Update (Present and future projects) – Hamilton gave a quick review of all the projects below:
 - i. The Peaks Building (remodel)
 - ii. 47 Town Center Avenue
 - iii. 25 Town Center Avenue
 - iv. Essentia Condos (Phase 2 – 14 condos)
 - v. Elevation 6000 Condos (Phase 2 – 18 condos)
 - vi. New Residential Condos (32 units along Simkins Drive)
 - vii. Hotel
 - viii. Plaza
 - ix. Rec Center
 - x. RID 395, traffic, Ousel Falls Road (traffic signal)
 - xi. Outdoor Events Center/Arena (east of Center Stage, on gravel parking lot area)
 - xii. Mobile Vending
- 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
- 8. New Business – None noted
- 9. Adjournment – Meeting adjourned by Ryan Hamilton