



## Meeting Minutes

### TCOA Annual Meeting - 1:00 PM on Tuesday October 10, 2017

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: Bill Simkins, Ryan Hamilton, Rick Simkins, Greg Iszler, John Seelye, Jeanne Miller, Patrick Miller, Sarah Blechta, Dawn Smith, Nancy Johnsen, Jose Morales, Scott Johnson, Meg O’Leary, John Romney, Tim Cyr, Sarah Ouelette, Tim Kent, Eric Morrison, Kim Dickerson, Bayard Dominick, Sandra Dreisbach, and two others whose names are illegible on the sign-in sheet.  
  
Proxies: Cameron & Krist Lawrence, Melody Eckroth, Dale Ely, Worth Champeny, Patrick & Jeanne Miller, Pamela & James Salestrom, Robert & Barbara Jones, J Severson, Jackie Robin, Caroline Albert, Eric & Jill Mettemeyer, Brian Smithgall, Mike Lawler, Thomas Kilbury & Linda Abrahamson, Tom & Margaret Wilhelm, Chad Rothacher, John & Terri Hinkle, YC Holdings, Mike DuCuennois.
3. Reading of minutes of preceding annual meeting held on October 25, 2016.
  - a) Motion and second to approve the October 25, 2016 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
  - 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)
    - i. Recently Completed:
      1. The Peaks Building (remodel)
      2. 47 Town Center Avenue
      3. 25 Town Center Avenue
      4. Essentia Condos (Phase Two – 14 condos)
      5. Elevation 6000 Condos (Phase 2 – 18 condos)

- ii. Under Construction or Future Projects:
    - 1. H2A Building
    - 2. Plaza Lofts Building
    - 3. New Residential Condos between Essentia and Golden Stone Place Condos
    - 4. Golden Stone Place Condos (total of 32 units along Simkins Drive, of which 16 are completed, 16 under construction)
    - 5. Wilson Hotel, a 129 room Marriott Residence Inn
    - 6. Plaza
  - iii. Rec Center
  - iv. Ousel Falls Road (new traffic signal), RID 395
    - 1. Discussion about potential traffic calming on Ousel Falls Road
  - v. Outdoor Events Center/Arena (probably not going on the gravel parking lot east of stage)
  - vi. Mobile Vending
  - vii. EV Chargers
  - 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) Work with Big Sky Chamber of Commerce – Transportation, corner property, other
  - e) New businesses since last year: Headwaters Fitness, Erika & Company, Montana Supply, Compass Café, Lotus Pad, Spice & Tea Exchange, Bobcat Mattress, Moe's Original BBQ, Luxe Spirited Sweets, SAV, Energy 1, Bechtle Architects
6. Election of Directors (None of the directors are up for election at this time)
7. Unfinished Business
8. New Business
- a) Request was made to hold Monthly Open House meetings for businesses (and the public) to interact with the Town Center team to discuss ideas, provide feedback, etc.
9. Adjournment at about 2:45pm