



BIG SKY

TOWN CENTER

M O N T A N A

COVID-19 INITIATIVES

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The Town Center Owners' Association, Lone Mountain Land Co., Visit Big Sky, The Big Sky Chamber, Big Sky Relief, Big Sky Resort Tax, and other community partners continue to work together to be a shining example of how a Yellowstone gateway community survives and thrives during the COVID-19 pandemic. Our goal has been to keep full-time Big Sky community members, second homeowners, and destination travelers safe and healthy, allowing our borders and businesses to stay open through the summer season, into the winter season, and to help our community to stay vibrant and strong.

Notable initiatives to support our merchants and our community include Big Sky Resort Tax District's emergency fund allocation for expanded facilities and services at Big Sky Medical Center, Big Sky Relief's COVID-19 Financial Relief Award program and bigskyrelief.com resource hub for Big Sky residents in need, the Big Sky Chamber's Save Small Business Relief Fund grant program, COVID-19 care packages for area businesses, and their collaboration on the Montana Office of Tourism and Business Development's "Montana Aware" campaign to educate residents and visitors on safe travel best practices to slow the spread of COVID-19, and TCOA's and Lone Mountain Land Co.'s "STAY: Safe, Open & Strong" messaging throughout Town Center, MT Mask donation to healthcare/EMS workers and community members, and increased communications of relevant COVID-19 news and resources across Town Center platforms.

PARKS & OPEN SPACE UPDATE

TOWN CENTER PARK

Many of you may have noticed the work occurring in the Len Hill Park area (formerly known as the Town Center Park) throughout the summer. The Big Sky Community Organization (BSCO) is pleased with the progress that Langlas & Associates continues to make in the park and on the construction of the BASE Community Center.

The planning for this project started three years ago, bringing to fruition a long-time community dream. Followed by a one-year planning process, the BSCO staff and their team of volunteers led a successful fundraising campaign, raising over \$20 million to purchase 3.3 acres of parkland in Town Center and build a 25,000SF community center securing permanent indoor and outdoor areas for the community to enjoy.

Necessary infrastructure was completed in the park last fall and Langlas & Associates broke ground on the park and BASE in May 2020. Len Hill Park is scheduled to re-open Summer of 2021 with the hockey rink operational for Winter 2020/21. To learn more visit: www.bscomt.org/communitycenter/



BSCO

ase bs

ANNUAL EVENTS ORGANIZED BY TCOA

FARMERS MARKET

The 12th season of the Big Sky Farmers Market saw some significant changes as our team worked to comply with the Phase II restrictions necessary to operate during the COVID-19 pandemic. The market venue was expanded from Fire Pit Park, down Town Center Avenue and into the Town Center Plaza (creating a “walking village”) to allow for safe social distancing of vendors and guests. Additional public safety measures like sanitization stations, free mask distribution and masking/social distancing messaging were also implemented. Merchant and community member feedback on these changes were predominantly positive, reporting increased foot traffic/business for brick-and-mortar businesses and many “thanks” for creating a safe environment for the community to gather. Small pop-up live music at area businesses and Facebook LIVE performances replaced our traditional performances at the Fire Pit. Due to the expanded venue and increased attendance, we engaged additional event support for setup/teardown, information booth staffing, and increased recycling and composting efforts. A sincere “thanks” to The Cave Spirits & Gifts, Roxy’s Market, First Security Bank, and all the other vendors and sponsors for helping support the market and make it a safe way to gather.

HAUNTED PEAKS HALLOWEEN FESTIVAL

The 3rd Annual Haunted Peaks Halloween Festival again enjoyed significant growth. New and expanded holiday activities brought more visitors than ever before. Events like the Pumpkin King & Queen Carving Competition, Geocache Mystery Challenge, Yappy Hour pet costume party at The Rocks, and the Haunted Run to the Pub 5K were designed to cultivate a fun holiday atmosphere for all ages, while supporting our merchants and community partners in the shoulder season. Highlights of the weekend included Thursday’s block party at the Town Center Plaza with the renowned electro-funk band Magic Beans sponsored by The Big Sky Real Estate Co., the Haas Builders’ Haunted House created by the Sacred Arrow Productions team, and Lone Peak Cinema’s Horror Film Festival featuring three days of family-friendly and mature films.

CHRISTMAS STROLL

The 22nd Annual Big Sky Christmas Stroll was very well-attended. Through our team’s continued partnerships with Westfork Meadows & Meadow Village Center, Visit Big Sky, and other community partners, we were able to expand the Stroll to a two-day family-friendly event spanning all of Big Sky. Thanks to the continued efforts of participating businesses and local law enforcement, we have significantly reduced alcohol consumption and are making strides towards reshaping the culture of this event.



2020 TOWN CENTER EVENTS

Events and community gatherings are a vital aspect of Big Sky's mountain culture, although many of these were canceled or re-imagined virtually in 2020 due to COVID-19. Special events provide opportunities for participation, bring the community together, create connection, and help support the local economy. Many Town Center vendors and restaurateurs collect a significant portion of their annual revenue during special events. TCOA continues to allocate resources toward events by working with Town Center businesses and community partners to host and market events in Town Center year-round – and right now, we're doing it as safely as possible.

2020 TOWN CENTER EVENTS

Check community calendars for specific events and dates, as they change from year to year or due to COVID-19

BSSHA Hockey, Curling and Ice Skating
10th Annual Pavelich Invitational
Bozeman Stingers -vs- Sun Valley Suns Hockey
Wednesday XC Ski Series
TGR Film Premiere
Warren Miller Film Premiere
BSSA's 3rd Annual Best in the West Skijoring
Backcountry Film Festival
Full Moon Trails Event
Nordic Race Series
2nd Annual Beehive Basin Chili Cook Off
10th Annual Turkey Trot 5K
Big Sky Art Studio Tour
Live Music at The Wilson
Live Music at Choppers
Skate with Santa
TEDxBigSky: Dammed to Extinction Premiere
Friendsgiving Dinner at The Wilson
Give Big Gallatin Valley
Run Off Clean Off
Paint Party with Heather Rapp
Works in Color By Jeff Corwin
Big Sky Farmers Market
Virtual Music in the Mountains
Community Yoga at Town Center Plaza
National Trails Day
Harbor's Hero Run
108 Sun Salutations
Hooked on the Gallatin
July 4 Fireworks & Music
5th Annual Big Sky Art Auction

8th Annual Auction for the Arts
Wednesday Hiking Series
Pint Night Events at Beehive Basin Brewery
Mountain Film Festival
BSCO's Town to Trails Running Race
3rd Annual Haunted Peaks Halloween Festival
Small Business Saturday
22nd Big Sky Christmas Stroll
Lone Peak High School Homecoming Parade
Big Sky Virtual Town Hall
Friday Afternoon Club Live Music
Shift Challenge at Moving Mountains Fitness
Big Sky CARE-avan Celebration
Big Sky Virtual Kitchen
Big Sky Sidewalk Chalk Day of Gratitude
Parks, Trails & Recreation Celebration
ARTventure Weekend Workshops
Take Out Thursdays
Interpretive Hike on Ousel Falls Rd.
Grains, Grog & Grub
Coping with Covid Series
Earth Day Celebration
New Year's Eve Celebration at The Standard
Fly Fishing Film Tour- Canceled in 2020
Shakespeare in the Parks- Canceled
Big Sky Biggie Mountain Bike Race- Canceled
Bravo! Big Sky Music Festival - Canceled
Spirits in the Sky - Canceled
Peak to Sky Music Festival - Canceled
Big Sky PBR - Canceled
Soul Shine Celebration - Canceled

If you're not on the Town Center's monthly e-newsletter where we share community events and happenings email us at info@bigskytowncenter.com to stay updated.

THINK LOCAL | ACT LOCAL
#BIGSKYLIFE

TOWN CENTER BUSINESSES

WELCOME TO OUR NEW BUSINESSES

PINKY G'S PIZZERIA – Known for their hand tossed pizza and drinks, Pinky's is a fun and casual dining experience with a low-key local's vibe.

BIG SKY CHAMBER OF COMMERCE - Serving as the VOICE of Business, the Big Sky Chamber champions a healthy economy and works collaboratively with community stakeholders to improve the overall quality of life.

VISIT BIG SKY - The Big Sky community's official destination marketing and management organization, promoting authentic tourism experiences to grow the economy while balancing a sustainable quality of life.

BIG SKY EYES – Your local family-friendly optometrist and optical located in the heart of Big Sky Town Center.

LONE PEAK CONCIERGE – LPC is a full concierge service provider catering to vacationers, business guests, and residents.

MAGLEBY CONSTRUCTION – Magleby Construction is a luxury custom home builder specializing in estate homes and remodeling in the Mountain West.

STEAMBOAT DRY GOODS – Steamboat Dry Goods is a fine purveyor of clothing, footwear, accessories, espresso, and specialty food items.

BIG SKY NATURAL HEALTH – Big Sky Natural Health is a naturopathic medical practice that provides holistic care and customized treatments to empower patients.

COURTNEY COLLINS FINE ART – Courtney Collins Fine Art specializes in the exhibition and sale of Contemporary Western Art and Contemporary Photography.

TART – Tart is a unique and artful gift boutique featuring small makers and artisans from Montana and the U.S.

COPPER – At Copper, they've got whiskey for every occasion and no shortage of the town's best eats.

RELIC – Relic is a one-of-a-kind apparel & gift shop offering in house designed apparel, accessories, and gifts.

PAPARAZZI FUR – Paparazzi Fur features the best in luxury outerwear and fur fashions.

THANK YOU TO ALL 75+ TOWN CENTER BUSINESSES

Alberto's Mexican Cuisine	Courtney Collins Fine Art	Montana Chiropractic	Shuttle to Big Sky
Alder and Tweed	Dave Pecunies Photography	Montana Supply	Sky Boutique
Antlers Clothing Company	East Slope Outdoors	Montana Title and Escrow	Sotheby's International Realty
Ari O Jewelry	Elliott Interior Design	Mountain Home	Stay Montana
Beehive Basin Brewery	Energy 1	Moving Mountains Fitness	Steamboat Dry Goods
Berkshire Hathaway	Engel & Volkers	Natural Retreats	Steele Pressed Juice and Java
Big Sky Chamber of Commerce	Erika & Company	Ousel & Spur Pizza Co.	Tart
Big Sky Community Organization	First Security Bank	Outlaw Partners	The Big Sky Real Estate Co.
Big Sky Discovery Academy	Gallatin River Gallery	Paparazzi Fur	The Cauldron Apothecary
Big Sky Eyes	Griffith & Cummings	Persnickety Cleaners	The Cave
Big Sky Luxury Rentals	Grizzly Outfitters	Pinky G's Pizzeria	The Rocks
Big Sky Medical Center	Hungry Moose Market & Deli	PureWest Christie's Real Estate	The Standard
Big Sky Natural Health	L&K Real Estate	Relic	The Wilson Hotel-Residence Inn
Big Sky Resort Area District	Lone Mountain Land Co.	Rhinestone Cowgirl	Toast
Blue Buddha Sushi Lounge	Lone Peak Concierge	RMR Group	Town Center Owners' Association
Centre Sky Architecture	Lotus Pad	Roxy's Market	Two Pines Properties
China Café	Magleby Construction	SAV	Visit Big Sky
Choppers	Melanie Turner Home & Interiors	Security Title Company	Yellowstone Luxury Tours
Copper			



BEAR SMART BIG SKY

Bear Smart Big Sky and spokesbear, Bernadette Bear, are committed to educating the Big Sky community on the importance of being

bear smart while visiting, recreating, and living in Big Sky, Montana. To report a bear sighting and for up-to-date news and information regarding bears in Big Sky, follow Bear Smart Big Sky on Instagram and Facebook @bearsmartbigsky.

BEAR-RESISTANT TRASH CANS

Trash is the #1 bear attractant. If bears receive a food reward, either from overfilled trash containers or non-bear-resistant trash cans, they become habituated to people and become bolder and more dangerous. In order to minimize the number of bear incidents as a result of human actions, the Gallatin Canyon/Big Sky Zoning Regulations and the TCOA requires the use of bear-resistant trash cans. If you don't have a bear-resistant trash can, call L&L Site Services at 406-388-7171 or Republic Services at 406-586-0606.

Your actions matter! Recent data from the Montana Fish Wildlife and Parks shows that bear conflicts have gone down even as Big Sky continues to grow. Thank you for having a bear-resistant trash can and using it properly.

SKYLINE LINK TO THE PEAK

Plan your trip with the help of Skyline. Skyline bus service is your ticket to FREE, non-stop, hourly trips between the resort and Town Center. The buses can accommodate all gear including skis, boards, poles, and bikes.

Skyline will operate their summer schedule through Sept 25. The fall shoulder schedule will run from Sept 28 - Nov 20, and the winter schedule will run from Nov 23 - Apr 25. The bus runs seven days a week, except during the shoulder season when it runs Mon-Fri.

Skyline's Link Express provides service between Big Sky and Bozeman. Buses operate Mon-Fri during the shoulder season (Sept 28 – Nov 20) and seven days a week during the winter season. Skyline charges a fare for rides on the Link Express - riders can pay a cash fare on the bus, or purchase a bus pass at a variety of participating businesses.

Download the new Ride Skyline Mobile App to track Skyline's buses in real time and receive important information on their services. Visit skylinebus.com for additional information.

OUSEL FALLS ROAD, RID 395

Ousel Falls Road is maintained by a Rural Improvement District (RID) that is managed by engineering firm Morrison-Maierle on behalf of Gallatin County. The RID is responsible for snow removal, striping, and other maintenance on Ousel Falls Road. For RID related questions, contact James Nickelson at 406-922-6824.

RECYCLING

Republic Services offers All-in-One curbside recycling. All-in-One means simplified and sustainable at-home recycling with all items in one bin. Contact Republic Services at 406-586-0606 for more information.

Gallatin Solid Waste Management District provides a free drop-off recycling center in the Canyon located at 47280 Gallatin Road (Hwy 191). The recycling site accepts cardboard, mixed paper, aluminum & steel cans, and #1 & #2 plastic bottles. For more information visit: gallatinsolidwaste.org/recycling/drop-off-bins/

New recycling and composting bins will be installed in Fire Pit Park and the Town Center Plaza, thanks to the power of partnership led by the Big Sky Sustainability Network (SNO). A new water bottle filling station and drinking fountain has been installed in Fire Pit Park, thanks to a few community foundations. Eight Tesla Superchargers were also installed (by others) on the west side of the Wilson Hotel.



TOWN CENTER WALKABILITY & TRAIL ACCESS

Big Sky Town Center's "walking village" design makes the neighborhood a unique place to live and work with proximity to dining, shopping, entertainment, trails, parks, essential services, and nature. Pedestrian-friendly communities offer a better quality of life, higher and more stable property values, and more opportunities to get to know others in the community.

Big Sky Town Center is fortunate to be a hub for access to area trails. The Hummocks, Uplands, South Fork Loop, and Ralph's Pass Trails are being utilized by Big Sky residents and visitors for hiking and beginner/intermediate mountain biking. The trails provide excellent vistas, scenery, wildlife, and opportunities for varying distance and difficulty levels right from the heart of Big Sky.

TOWN CENTER AREA TRAILS

HUMMOCKS TRAIL is a 2.8 mile loop intermediate natural surface trail for bikers, hikers, and runners. The trail starts and ends at the Hummocks/Uplands trailhead found off of Aspen Leaf Dr. Dogs are welcome off-leash under voice control.

UPLANDS TRAIL is a 2.0 mile out-and-back intermediate level natural surface trail for bikers, hikers, and runners. The trail connects you to the Ralph's Pass Trail or can start and end at the Hummocks/Uplands trailhead off of Aspen Leaf Drive. Dogs are welcome off-leash and under voice control.

RALPH'S PASS is a 2.7 mile intermediate/advance natural surface trail that connects Uplands Trail and Ousel Falls Trail. 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 trail is accessed via either the Hummocks/Uplands trailhead or the Ousel Falls trailhead. Dogs are welcome on a leash and the trail is open seasonally from June 15-Oct 15.

SOUTHFORK LOOP is a 1.0 mile beginner-level natural surface trail open to hikers, bikers, and runners. The trail is a short loop adjacent to the South Fork of the West Fork of the West Gallatin River and can be accessed at the Southfork trailhead off Aspen Leaf Drive immediately after you cross the bridge. Dogs are welcome off leash under voice and sight command.



\$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 Organization (BSCO) for the maintenance of trails in the Big Sky area. Many other Big Sky owners' associations have implemented a similar fee. Currently, the TCOA contributes over \$5,500 per year to the BSCO to be used for trail maintenance.

TOWN CENTER BUILDING PROJECTS

PROJECTS COMPLETED IN 2020

76 Town Center Avenue



Lot 6A Building

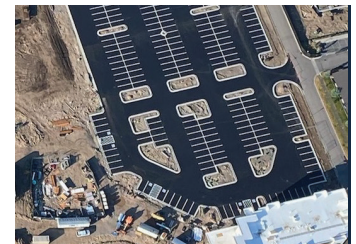


The Hungry Moose Expansion



NEW CONSTRUCTION IN 2019

PARKING LOT & UTILITIES Town Center's master developer, Simkins Holdings, LLC, has completed the new 258-space parking lot along Simkins Drive. Landscaping, irrigation, and lighting will be completed this Fall. This parking lot is owned and managed by the TCOA, along with the other three parking lots. Simkins Holdings is also installing water, sewer, and electrical utility extensions under the future Linear Park that crosses through Town Center.



76 TOWN CENTER AVENUE This new mixed-use building on Town Center Avenue will consist of commercial and residential units when completed for the 2020/21 ski season. Bechtle Architects designed the building and Lone Mountain Land Company is the project developer. Three businesses will fill the ground floor, including the Tips Up ski bar, Tart (relocating from the Plaza Lofts Building), and one other shop or restaurant. Residential units will be held for Big Sky business employees with long-term leases. Contact Dan Zelson at dan@chartweb.com for commercial real estate.



UPLANDS VIEW CONDOS John Romney has engaged Rotherham Construction to build 3-br and 4-br residential condos on a lot at the southeast corner of Aspen Leaf Drive and Simkins Drive, just east of the Golden Stone Place Condos. Construction is taking place in two phases over a several year period. This Uplands View neighborhood is a for-sale product consisting of 26 condos in a duplex design. For more info, contact listing agent Matt Zaremba at 406-580-6134 or matt@bigsky.com.



BASE COMMUNITY CENTER & LEN HILL PARK See Parks and Open Space Update on page 2.

ANTICIPATED CONSTRUCTION IN 2020

Commercial District: Bechtle Architects and Haas Builders is excited to announce its new building situated at the NW corner of the Huntley Drive roundabout. Ground breaking is expected for Spring 2021, with completion in Winter 2022. This new mixed-use building will offer 16,000SF of commercial space, residential rentals, and third level residential lofts with rooftop jacuzzies. Contact Dan Zelson at dan@chartweb.com for commercial real estate, or Joy Vance at joy@gallatinrealestatemt.com for residential real estate

Residential District: One residential project, the 26-unit Huntley Commons condos, is anticipated to begin construction in 2021 along Simkins Drive and south of the Uplands View condos that are now under construction.

TOWN CENTER SERVICES

WHAT SERVICES ARE PROVIDED BY THE TCOA?

Snow Removal: TCOA removes snow from all streets and sidewalks throughout Town Center, in addition to plowing all parking lots in the Commercial District to provide cost efficiencies and maintain safety and consistency in the quality and timing of snow removal. Although most costs will be paid by the commercial building owners, both residential and commercial assessments fund snow removal, due to the benefit that the Commercial District offers to all the Town Center owners, members, and residents.

Maintenance & Operations: Annual maintenance items include but are not limited to: spring-clean up of trash and debris, paint striping of roads and parking lots, trash removal from animal-proof trash cans, event support, holiday lighting installation and removal along streets, repair and maintenance of signs and outdoor furniture (benches, bike racks, tables, chairs, fire pits).

Landscape Maintenance (Commercial District): TCOA maintains the garden beds, lawns, and trees throughout Town Center including the landscaped beds around commercial buildings, parking lot islands, street trees (along all streets), and parks/open space that it owns (i.e. all but the 3.3-acre Len Hill Park, which is owned by the BSCO).

Utilities (Commercial District): TCOA pays the utility costs (water, electricity, WiFi, propane, and trash) associated with landscape irrigation, lighting and amenities within common and/or public open space areas, and trash removal from the many animal-proof trash cans throughout the Town Center Commercial District.

Street Lighting: 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. This lease costs the TCOA on average appx. \$90/month/light. Recent light installations feature LED technology, which has a more uniform light pattern (minimizes bright spots), low energy consumption, and lower maintenance expenses, which means a reduced lease cost to TCOA. All street lighting is 100% down-lit and compliant with dark sky guidelines.

Parking Lot Lighting (Commercial District): 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 Town Center. The lease operates in the same manner as the street light lease.

Covenant Enforcement and Administration: TCOA's new Executive Director oversees administrative activities such as: architectural review, answering questions from members, managing budgets and assessments, approving sign permits, parking district management, oversight of independent contractors, etc.

Events and Marketing: TCOA hires independent contractors for website maintenance, event management, and social media marketing. TCOA hosts the Big Sky Farmers Market, Haunted Peaks Halloween Festival, Christmas Stroll, and partners with organizations on the many other Town Center events. For more information on events, visit the online community calendars on bigskytowncenter.com or visitbigsky.com.

Reserves: Reserves may 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 in order to maintain and enhance property values.

Noxious Weed Management: TCOA is responsible for noxious weed control in the road rights-of-way and common/public open space areas. TCOA sprays for weeds throughout the spring/summer. Master Developer Simkins Holdings is responsible for the undeveloped land in the Town Center.

Insurance: TCOA holds the insurance coverage necessary to provide adequate protection and insurance for the non-profit corporation, its property, its membership, directors, and officers.

Office Supplies and Equipment: Includes items such as printing and mailing costs, telephone, computers, etc.

Accounting and Legal Expenses: The TCOA's accountant is Rudd & Co. in Bozeman. Rudd administers TCOA's accounting, tax preparation, and assessments. Legal counsel is retained for such things as drafting or reviewing easements, leases, licenses, bad debt enforcement, and collections, etc.

NOTICE OF ANNUAL MEETING

WEDNESDAY, OCTOBER 21, 2020 | 1:00 PM MST | VIRTUAL MEETING

GoToMeeting Link: <https://global.gotomeeting.com/join/900199965>

You may also participate by phone: (571) 317-3112, Access Code: 900-199-965

New to GoToMeeting? Get the app now and be ready when the meeting start! <https://www.gotomeeting.com/>
We encourage you to log in or call in 10-15 minutes before the meeting begins at 1:00 PM.

Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your annual assessment invoice.

Residential assessments remain unchanged from last year: residential assessments are \$1,504/unit/year; commercial assessments are \$2.80/square foot/year, and hotel room assessments are \$780/room/year. Special assessments for the 90 residential condos in Blocks 13 and 17 that are adjacent to the Golden Stone Parks also remain unchanged at \$75/unit/year. All TCOA Resolutions and board actions are posted at www.bigskytown-center.com/town-center-owners-association/

HOA PROPERTY MANAGERS

TCOA continues to work with the HOA property managers to discuss covenant enforcement, working together to maintain property values, and keeping Town Center a desirable place to live, work, and play.

Please contact your individual HOA property manager with any questions or issues.

Tamarack Court and Lone Peak Townhomes: Hammond Property Management, 406-995-7220

Cottonwood Crossing, Elevation 6000, 45 North, and Uplands View (beginning in February):

Alpine Property Management, 406-995-7211

Essentia Phase 1: JRM Services, 406-539-7570

Essentia Phase 2: Haas Builders, 406-995-4552

Golden Stone Place Condos: Lone Mountain Land Company, 406-219-0837

PLEASE REMEMBER

You are likely a member of two owners' associations: the TCOA, and your building/condo HOA.

UPDATE TO SITE SERVICE CONTRACTORS

Rocky Mountain Townworks (RMT), Greg Iszler and crew, will continue to provide maintenance services to TCOA. MG Contractors, Sam Miller and his team, will be providing TCOA with snow removal services for the 2nd year of their 3-year contract with TCOA.

TCOA's longtime landscaping contractor, Big Sky Landscaping, will continue to provide Town Center with landscaping services (i.e. garden bed maintenance, tree care, etc.) in addition to lawn care services.

Thanks to all TCOA's contractors for keeping Town Center safe and looking great.

TCOA's contractors are not on-site 24 hours a day. Please contact the TCOA at 406-586-9629 or info@bigskytowncenter.com should you have knowledge of any issues of concern that could cause harm or damage to people or property in the Town Center. We will promptly coordinate with TCOA's site service contractors to ensure that issues are addressed in a timely manner.

TOWN CENTER BUDGET

OPERATING BUDGET FY 2021 (OCTOBER 1, 2020 – SEPTEMBER 30, 2021)

Line	Cash In	2020	2020 (Projected)	2021
1	Assessments	\$ 994,726	\$ 1,001,432	\$ 1,071,062
2	Other Revenue	\$ 115,100	\$ 65,910	\$ 82,835
3	Total Cash In	\$ 1,109,826	\$ 1,067,342	\$ 1,153,897
4	Cash Out			
5	Accounting	\$ 20,000	\$ 22,389	\$ 25,000
6	Events, Contract Labor, Advertising	\$ 70,000	\$ 64,388	\$ 69,000
7	Insurance	\$ 12,000	\$ 11,553	\$ 12,000
8	Legal	\$ 5,000	\$ 11,580	\$ 4,000
9	Licenses, Permits & Memberships	\$ 500	\$ 489	\$ 500
10	Payroll Expense	\$ 75,000	\$ 14,252	\$ -
11	Miscellaneous	\$ 3,900	\$ 1,202	\$ 900
12	Site Services	\$ 826,926	\$ 836,066	\$ 887,526
13	Taxes & Utilities	\$ 91,500	\$ 131,323	\$ 128,200
14	Bad Debt	\$ 5,000	\$ -	\$ -
15	Total Cash Out	\$ 1,109,826	\$ 1,093,242	\$ 1,127,126
16	Net Cash Provided	\$ -	\$ (25,901)	\$ 26,772

COMMENTS ON THE FY21 OPERATING BUDGET

Line 1 – Current assessment rates are: Commercial is assessed at \$2.80/sq. ft./year, residential units are assessed at \$1,504/unit/year, and hotel rooms are assessed at \$780/room/year. The \$25 annual fee on your invoice goes directly to the BSCO for trail maintenance and is not part of our budget - see additional discussion on page 7.

Line 2 – Other revenue includes revenue from new membership fees, Design and Land Use permit fees, event sponsorship, Farmers Market vendor fees, etc. Board of Director resolutions are available to view at: <http://www.bigskytowncenter.com/documents/bod-resolutions/>

Line 6 – For FY 2021, TCOA plans to reduce spending on print advertising and increase the contract labor budget for events, social media, and website management. This will provide TCOA's independent contractor, Love Street Media, more time to coordinate with Town Center merchants and community partners on events and marketing opportunities.

Line 10 – In FY 2020, TCOA budgeted payroll expenses to hire an Executive Director, and we hired Emily O'Connor in mid-April 2019, and she resigned at the end of December, 2019. TCOA has not budgeted any payroll expense in FY 2021, as we plan on taking on those responsibilities and tasks through the work of Ryan Hamilton, who performed the work previously and who works for master developer Simkins Holdings, LLC. His time is not billed to the TCOA. We will consider hiring a new executive director in the next fiscal year.

Line 12 – Site services includes snow removal, landscape maintenance, general maintenance/repairs, irrigation, parking lot and road maintenance, noxious weed control, etc. In FY 2021, additional infrastructure was installed by master developer Simkins Holdings, LLC and other project developers, and the TCOA bid the snow removal to MG Contractors and Rocky Mountain Town Works, in order to get the best price for the work. See page 10 for the Update to Site Service Contractors.

Line 16 – A payment of \$20,000 was made in December 2019 towards the principal balance on the loan from master developer Simkins Holdings, LLC, which currently has a remaining principal balance is \$115,191.23. Excess cash may be set aside for reserves, or used for repairs and/or maintenance as needed and as determined by the TCOA board.

BY THE NUMBERS

About 26% of the TCOA membership are commercial members and they pay about 63% of the total assessment revenue.

About 74% of TCOA membership are residential members and they pay about 37% of the total annual assessment revenue.

About 10% of the operating budget is spent on administration and operations, about 79% is spent on site services, and about 11% is spent on taxes and utilities.



TOWN CENTER CONTACT INFORMATION

CONTACT INFORMATION

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

BILL SIMKINS

TCOA Board President
bill@bigskytowncenter.com
406-586-9629

RYAN HAMILTON

TCOA Board Member
ryan@bigskytowncenter.com
406-580-2260

LOVE STREET MEDIA - ERIK MORRISON

Events & Marketing
erik@lovestreetmedia.com
406-570-6579

RUDD & COMPANY - JODI PROCUNIER

Accounting
jprocunier@ruddco.com
406-585-3393



Physical Address: 33 Lone Peak Drive, Unit 204

Mailing Address: P.O. Box 161273

Big Sky, Montana 59716

bigskytowncenter.com | info@bigskytowncenter.com

WE ACCEPT CREDIT CARDS & PAYPAL

The TCOA offers the option of paying your annual assessments by PayPal or credit card (a 3% processing fee will be added for payments made in this manner). A check is preferred, but if a card works better for you, please contact our accountant:

**Jodi Procunier, CPA at Rudd & Co. at
(406) 585-3393 or email jprocunier@ruddco.com**

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.

