



## DRAFT Meeting Minutes

### TCOA Annual Meeting - 1:00 PM on Wednesday October 21, 2020

1. **Introductions** – Ryan Hamilton called the virtual/online meeting to order at 1:05 PM. The TCOA board of directors, staff, contractors, and members took a moment to introduce themselves.
2. **Roll Call and Determination of Quorum**
  - a. Board of directors in attendance: Bill Simkins, Tom Simkins, Ryan Hamilton
  - b. TCOA independent contractors in attendance: Greg Iszler (Site Services and Maintenance), Sam Miller (Snow Removal), Erik Morrison (Social Media and Events), Holly Galen (Accounting)
  - c. Members in attendance online: 8 members identified only by their phone number, Adam Johnson, Alan McClain, Cryder Bancroft, Eric Mettemeyer, Graham Hill, Jeannie, John Bauchman, Kaley Burns, Mason Young, Rick Simkins, Sammy M, Scott Johnson, Taylor Rose, Will McCollum, Coleen McCaffery, Tim Cyr.
  - d. Members' proxies were tallied.
3. **Proof of Notice of Meeting** – Ryan Hamilton confirmed that a notice of annual meeting was sent to members along with the 2020-2021 assessment invoices that were mailed to members at the end of August, 2020. The notice of annual meeting was also posted to the TCOA website: <http://www.bigskytowncenter.com/town-center-owners-association/>.
4. **Reading of 2019 Minutes** – Ryan Hamilton said that a copy of the draft October 23, 2019 Annual Meeting Minutes was included in the mailing along with the 2020-2021 assessment invoices. Members attending the annual meeting have also been provided a copy of the draft minutes for review. There were no questions or comments on the minutes. Motion made and seconded to approve the October 23, 2019 Annual Meeting Minutes. Motion carried unanimously.
5. **Report of Officers**
  - a) Ryan Hamilton reviewed any Resolutions, Consents, Easements, or Leases that the TCOA entered into since the last annual meeting. A summary of these was provided with the mailing of the assessment invoices.
  - b) Review of budget – Ryan Hamilton asked members to reference the budget that was provided in the 2020 Annual Newsletter. Ryan mentioned the challenge with forecasting, said that the TCOA was over budget last year but that we have a plan to make up the difference this year. Ryan explained the split between commercial and residential assessments.
  - c) Questions about budget – Ryan responded to several questions about the budget: Scott Johnson asked about Line 12 of the budget – what does TCOA pay for and what does master developer Simkins Holdings pay for? Ryan responded by saying that infrastructure is installed by Simkins Holdings and other project developers, and that TCOA pays for maintenance and electrical costs of those assets located on its land for which it is responsible to maintain. Ryan

further explained maintenance on Town Center Plaza lights (wooden light poles) vs all (most) other parking lot and street lights.

## 6. Report of Architectural Committee

- a) More info was provided for Completed Projects, Projects Under Construction, and Future Projects:
  - i. Completed: Hungry Moose Market and Deli Renovation and Expansion, Lot 6A Building, 76 Town Center Avenue
  - ii. Under Construction: BSCO Community Center, Uplands View Condos (26 residential units)
  - iii. Master Developer Projects ongoing in 2020: Water and sewer extensions, Block 4 Lot 4 Parking Lot and associated landscaping, irrigation, and lighting improvements
  - iv. Future Projects
    - a. Huntley Commons (26 residential units)
    - b. John Haas' future construction of a mixed-use building at the NW corner of Huntley Drive and Town Center Avenue
    - c. Others
  - v. Questions
    - a. Will McCollum asked if Uplands View or Huntley Commons would be "affordable" housing, and Ryan responded by saying that Uplands View is/will be market rate for sale housing, and that the Huntley Commons project has/had a goal to provide rentals for people who work in Big Sky.
    - b. Jeannie asked about membership at the BASE Community Center, and Adam Johnson with BSCO responded by saying that anyone can join with a membership to use the gymnasium and that other spaces will be public.

## 7. Community Updates

- a) Ousel Falls Road, RID 395 – Ryan Hamilton talked about the Rural Improvement District (RID) 395 which encompasses Ousel Falls Road is maintained by engineering firm Morrison Maierle through a contract with Gallatin County. TCOA, BSCO, Spanish Peaks, and Yellowstone Club submitted letters of support asking the RID to fund a safety study, but to our knowledge nothing came of that.
- b) Discussion was had about the construction of turn lanes and other improvements on Lone Mountain Trail (MT 64) with the TIGER grant, suggestion was made to do the work at night and after the meeting Ryan passed that suggestion along to civil engineer Sanderson Stewart. Ryan said that it's his understanding that at least one lane will be open to traffic during construction, so it's unlikely that the work will be done at night.
- c) Partnerships, Events, and Social Media Events Update – Erik Morrison reported a good working relationship with community partners re: signage, communication, and masks related to the pandemic.
- d) New Businesses – Ryan listed the new businesses in the Town Center over the past year. They can also be viewed here: <http://www.bigskytowncenter.com/directory/>.

8. **Election of Directors** – Ryan Hamilton reported that no directors are up for election at this time.
9. **Unfinished Business** – Ryan fielded several questions regarding: outlook for the winter visitor season, masks, igloos, etc.
10. **New Business** – None.
11. **Adjournment** – The meeting adjourned at 2:10 PM.