



BIG SKY

TOWN CENTER

MONTANA

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 year-round, and to help our community to stay vibrant and strong.

Notable initiatives to support our merchants and our community include the free community surveillance testing through the Spring of '21 through the collaborative efforts of Big Sky Relief, Big Sky Resort Tax, VBS, and the Chamber, 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, TCOA's and Lone Mountain Land Co.'s "STAY: Safe, Open & Strong" messaging throughout Town Center, "Get Vaccinated" campaigns including Big Sky Relief's vaccination incentive raffle, and increased communications of relevant COVID-19 news and resources across Town Center platforms.

PARKS & OPEN SPACE UPDATE

LEN HILL PARK AND OUSEL FALLS TRAIL EXTENSION

It's been especially gratifying to see so many residents and visitors alike enjoying the newly dedicated Len Hill Park! Large crowds are attending Music in the Mountains, and daily the park is being used for picnics, throwing frisbees, and kicking soccer balls. The park was reshaped to allow for great visibility of the stage with a raised portion in the back.

BASE, the community and recreation center, is taking shape with the exterior nearing completion and waiting for the windows to arrive. The interior is coming along nicely, and the size of the climbing wall and gymnasium can be fully appreciated now with drywall in place. The ice rink is being built on a concrete slab installed with chiller tubes to ensure a long season. Fitness equipment and furniture are on order.

BASE will be a LEED certified building. 45 geothermal wells will be used to assist in heating the building, and most of the roof will be covered in solar panels. The remaining area will be a green roof.

Long time Big Sky resident, Madeleine Feher, has been selected as the BASE director. She will bring her decades of hospitality experience from the resort to ensure BASE runs smoothly and is welcoming to all.

Stay tuned for more updates as BSCO hones in on the opening date! To learn more visit:
www.bscomt.org/communitycenter/

Additionally, an approximately 500-foot long section of what will be an extension of Ousel Falls Trail was built just east of the Uplands View Condos, extending south from Aspen Leaf Drive. In the future, this section of trail will extend further south through the residential district and will connect with the existing Ousel Falls Trail along Ousel Falls Road.



ANNUAL EVENTS ORGANIZED BY TCOA

FARMERS MARKET

The 13th season of the Big Sky Farmers Market saw a notable and steady uptick in traffic all season long. Continuing to work with the Gallatin Health Department to safely operate through the pandemic, the market venue was expanded again from Fire Pit Park, down Town Center Avenue and into the Town Center Plaza to allow for safe social distancing of vendors and guests. Additional public safety measures like masking/social distancing messaging were also implemented. Merchant and community member feedback on these changes were positive, reporting increased foot traffic/business for brick-and-mortar businesses, and many “thanks” for creating a safe and fun environment for the community to gather. After witnessing how hard musicians in our community were affected by the pandemic last year, we made a concerted effort to support them and exclusively book local Big Sky musicians for this summer’s lineup at Blue Buddha Sushi. Small pop-up live music performances at Fire Pit Park also returned this season. Yes Composting and 406 Recycling continue to work with our team to significantly increase recycling and composting efforts at the market. A sincere “Thank You” to The Hungry Moose Market, Blue Buddha Sushi, and all the other vendors and sponsors for helping support the market and making it a safe way to gather.

HAUNTED PEAKS HALLOWEEN FESTIVAL

The 4th Annual Haunted Peaks Halloween Festival was adapted due to Covid-19 restrictions at that time. We replaced the large costume block parties and haunted houses of the past with smaller gatherings and virtual holiday offerings. Events like the Pumpkin King & Queen Carving Competition, Black Diamond’s Geocache Mystery Challenge, Virtual Horror Film Festival, Yappy Hour Pet Costume Party, and Haunted Peaks Window Display Contest were designed to cultivate a safe and fun holiday atmosphere for all ages while continuing to support our downtown merchants. The festival’s safe and creative adaptations drew national attention and was recognized by Forbes Magazine in their coverage of “How Halloween Is Looking Different In 2020.”

CHRISTMAS STROLL

The 23rd Annual Big Sky Christmas Stroll looked quite different due to Covid-19 restrictions. There were no large gatherings or packed holiday parties as in year’s past. That being said, Town Center, Meadow Village Center, Westfork Meadows, Visit Big Sky, and our community partners were not about to let the holiday lights go out on 22+ years of Big Sky tradition. We expanded the Stroll to a week of festive online events and in-person activities focusing on community, giving and the holiday spirit. Highlights included Santa’s Visit Big Sky Holiday Checklist designed to get people outside and gathering safely in small groups to enjoy Big Sky’s many offerings, the Virtual Holiday Film Festival presented by the Arts Council, the world premiere of A Christmas Carol By Manual Cinema presented by WMPAC, The Giving Tree presented by Big Sky Rotary Club (providing gifts/supplies for Big Sky families in need), and a surprise appearance and live broadcast from Town Center Plaza of Santa’s Fireworks Show presented by Big Sky Build.



2020/2021 TOWN CENTER EVENTS

Events and community gatherings are a vital aspect of Big Sky's mountain culture, although many of these were cancelled or reimagined virtually in 2020/2021 due to COVID-19. Special events provide opportunities for participation, bring the community together, create connections, 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 continuing to do 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

Great Pumpkin Giveaway	Mountain Film Festival Drive In
4th Annual Haunted Peaks Halloween Festival	BSCO's Town to Trails Running Race
2020 Big Sky Coat Drive	3rd Annual Haunted Peaks Halloween Festival
TGR Make Believe Drive In Movie Premiere	Small Business Saturday
Matchstick Productions Drive In Movie Premiere	22nd Big Sky Christmas Stroll Reimagined
23rd Annual Big Sky Christmas Stroll	Lone Peak High School Homecoming Window Display Contest
BSCO's Winter Parks & Trails Event	Big Sky Virtual Town Halls
BSSHA Hockey, Curling and Ice Skating	Friday Afternoon Club Live Music
Wednesday XC Ski Series	Big Sky Virtual Kitchen
BSSA's 4th Annual Best in the West Skijoring	ARTventure Weekend Workshops
Friday Afternoon Club Concert Series	Take Out Thursdays
Auction For The Arts	Earth Day Celebration
Standup Comedy At The Standard	New Year's Eve Celebration at The Standard
Weekly Live Music At Tips Up	Shakespeare in the Parks
Big Sky National Trails Day	Big Sky Biggie Mountain Bike Race
Backcountry Film Festival	Moving Mountains Fitness Ladies Mountain Bike Clinics
Nordic Race Series	Bravo! Big Sky Music Festival
11th Annual Turkey Trot 5K	Spirits in the Sky
Big Sky Art Studio Tour	10 Year Big Sky PBR Celebration
TEDxBigSky: Awakening	Soul Shine Celebration
Big Sky Ideas Festival	The Match Community Viewing Party
Small Business Virtual Roundtable	Big Sky Artisan Festival
Give Big Gallatin Valley	Artist Receptions/Exhibits At Courtney Collins Fine Art
Run Off Clean Off	Rock N Roll Weekend at Tips Up featuring Thunderpussy & Jamie McLean Band
13th Annual Big Sky Farmers Market	3M Scott Firefighter Combat Challenge
Music in the Mountains Concert Series	Go Gallatin Challenge
Community Yoga at Town Center Plaza/Len Hill Park	Gratitude Challenge
National Trails Day	Saxy Sundays At The Standard
108 Sun Salutations	3rd Annual White Elephant Party
Hooked on the Gallatin	ACRE Sessions
July 4 Fireworks & Music	Big Sky Community Cleanup Day
6th Annual Big Sky Art Auction	Masters Viewing Party
9th Annual Auction for the Arts	Community Acupuncture In The Park
Wednesday Hiking Series	
Pint Night Events At Beehive Basin Brewery	

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

RYAN TURNER PHOTOGRAPHY + ART GALLERY – Come see Ryan’s vast collection of local wildlife, dramatic landscapes and abstracts of nature from the Greater Yellowstone area and Big Sky’s backyard.

ACRE KITCHEN - ACRE serves the fresh, local, high quality, and organic ingredients you’d find on one acre of land. Offering nourishing food, events, and everything you & your family need to fuel your day’s adventures.

BLACK DIAMOND - At Black Diamond, it’s all about climbing and skiing. Their experiences on rock, ice, and snow, push them to make the best gear possible for their worldwide family of climbers and skiers.

FAHERTY – Faherty is a family-run clothing brand with a mission to elevate the experience of comfort and build a future where joy and conscious design lead to positive change for all.

TIPS UP – At Tips Up, they not only worship the art of the fried chicken sandwich, but value having so much room for activities such as, shuffleboard, corn hole, arcade games, and a casino.

MAN OF THE WOODS – A traditional style barbershop priding themselves on precision and personality, they offer each individual a service specifically tailored to them.

NISEKO – Niseko Ramen Bar is a unique ramen and cocktail bar bringing culture from the biggest skiing in Japan to the biggest skiing in America.

YELLOWSTONE CLUB COMMUNITY FOUNDATION – Yellowstone Club Community Foundation works closely with non-profit partners to address community needs in three primary focus areas: Behavioral Health, Community Livability, and Environment & Sustainability.

BIG SKY DOUGH – Located inside the China Café in Town Center, this donut bakery gives back a portion of every sale to The Bakery Project, a nonprofit in Gulu, Uganda that allows women to learn the trade of baking and selling their baked goods.

THANK YOU TO ALL 75+ TOWN CENTER BUSINESSES

Acre Kitchen	Choppers	Melanie Turner Home & Interiors	Security Title Company
Alberto’s Mexican Cuisine	Copper	Montana Chiropractic	Shuttle to Big Sky
Alder and Tweed	Courtney Collins Fine Art	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	Erika & Company	Niseko	Tips Up
Big Sky Community Organization	Faherty	Ousel & Spur Pizza Co.	The Big Sky Real Estate Co.
Big Sky Discovery Academy	First Security Bank	Outlaw Partners	The Cave
Big Sky Dough	Gallatin River Gallery	Paparazzi Fur	The Rocks
Big Sky Eyes	Griffith & Cummings	Persnickety Cleaners	The Standard
Big Sky Luxury Rentals	Grizzly Outfitters	Pinky G’s Pizzeria	The Wilson Hotel
Big Sky Medical Center	Hungry Moose Market & Deli	PureWest Christie’s Real Estate	Town Center Owners’ Association
Big Sky Natural Health	L&K Real Estate	Relic	Two Pines Properties
Big Sky Resort Area District	Lone Mountain Land Co.	Rhinestone Cowgirl	Visit Big Sky
Black Diamond	Lone Peak Adventure & Concierge	RMR Group	Yellowstone Club Community Foundation
Blue Buddha Sushi Lounge	Lotus Pad	Roxy’s Market	Yellowstone Luxury Tours
Centre Sky Architecture	Man of the Woods	Ryan Turner ART	
China Café	Magleby Construction	SAV	



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 a FREE, year-round, non-stop, hourly trip between the Resort and Town Center. Buses can accommodate gear including skis, boards, poles, and bikes. Ride the bus and save gas and time!

Skyline will operate their summer schedule through Sept 26. Their fall shoulder schedule will run from Sept 27 - Nov 21, and the winter schedule will run from Nov 22 - Apr 24. 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. Two runs operate seven days per week during the shoulder season (Sept 27 – Nov 21) and all runs operate 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 participating businesses.

Download the Ride Skyline Mobile App to track Skyline's busses 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. Place all your recyclable materials into one container and leave the sorting to them. Contact Republic Services at 406-586-0606 for more information.

Gallatin Solid Waste Management District (in conjunction with Haas Builders and We Recycle Montana) 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 were installed last summer in Fire Pit Park and the Town Center Plaza, thanks to the power of partnership led by the Big Sky Sustainability Network (SNO). SNO's mobile water refill stations have also been used at the majority of our larger events in Town Center to help encourage the use of reusable water bottles.



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.

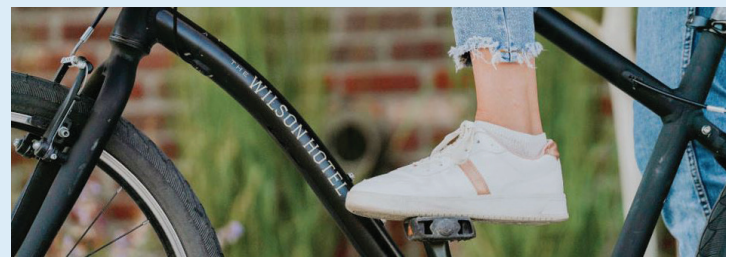
TOWN CENTER AREA TRAILS

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 \$9,000 per year to the BSCO to be used for trail maintenance.

TOWN CENTER BUILDING PROJECTS



ONGOING CONSTRUCTION IN 2021

BASE COMMUNITY CENTER, LEN HILL PARK & 500-FOOT SECTION OF OUSEL FALLS TRAIL

See Parks and Open Space Update on page 3.

UPLANDS VIEW CONDOS

Dream Land, LLC has completed construction on 8 of 26 total "Uplands View" Condominiums located at the southeast corner of Aspen Leaf Drive and

Simkins Drive. All units are under contract and construction will continue through Summer, 2022 when all 26 units are expected to be completed. For more information, contact listing agent Matt Zaremba at 406-580-6134 or matt@bigsky.com.



ANTICIPATED CONSTRUCTION IN 2022

COMMERCIAL DISTRICT

Haas Builders is excited to announce its new mixed-use building "The Franklin" to be built at the north-west corner of the Huntley Drive roundabout along Town Center Avenue. Ground breaking is expected soon. The Franklin will offer 16,000SF of ground-level commercial space, second floor residential rentals consisting of studios to four bedrooms, and a third level of residential lofts with rooftop jacuzzies. Contact Dan Zelson at dan@chartweb.com for commercial real estate, or Kali Quick at kali@haasbuilders.com for residential real estate.



RESIDENTIAL DISTRICT

There are currently no residential projects in the pipeline. Look for more details in future monthly e-newsletters.

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, etc.).

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. All parking lot lighting is 100% down-lit and compliant with dark sky guidelines.

Covenant Enforcement and Administration: TCOA 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 managing 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, membership, directors, and officers.

Office Supplies and Equipment: Includes items such as printing and mailing costs, telephone, copier/printer, computer, 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 20, 2021 | 1:00 PM MDT | VIRTUAL MEETING

GoToMeeting Link: <https://global.gotomeeting.com/join/360337317>

You may also participate by phone: (646) 749-3122, Access Code: 360-337-317

New to GoToMeeting? Get the app now and be ready when the meeting starts: <https://global.gotomeeting.com/install/360337317>. Please log in or call in 10-15 minutes before the meeting to be ready for the 1:00 PM meeting. Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your annual assessment invoice.

Assessments have increased approximately 8% from last year due to inflation, increased costs (labor, fuel, etc.), and to provide revenue to hire an executive director: residential assessments have increased from \$1,504/unit/year to \$1,625/unit/year; commercial assessments have increased from \$2.80/square foot/year to \$3.03/square foot/year, and hotel room assessments have increased from \$780/room/year to \$843/room/year. The special assessment for the 90 residential condos in Blocks 13 and 17 that are adjacent to the Golden Stone Parks have increased from \$75/unit/year to \$100/unit/year to provide revenue for increased maintenance, which has been requested by some owners there. All TCOA Resolutions and board actions are posted at www.bigskytowncenter.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, Uplands View & Lone Peak Townhomes: Hammond Property Management, 406-995-7220

Cottonwood Crossing, Elevation 6000, 45 North: 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 THANKS TO ALL TCOA'S 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 3rd 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 taking on the lawn care services. Due to budget constraints, we made the decision to perform minimal landscape maintenance this year, but plan to resume normal landscape maintenance in the coming year, and the increased assessment rates will provide revenue to do that.

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 2022 (OCTOBER 1, 2021 – SEPTEMBER 30, 2022)

Line	Cash In	2021 Original Budget	2021 Current Projection	2022 Budget
1	Assessments	\$ 1,071,062	\$ 1,044,237	\$ 1,144,621
2	Other Revenue	\$ 82,835	\$ 93,875	\$ 97,750
3	Total Cash In	\$ 1,153,897	\$ 1,138,112	\$ 1,242,371
4	Cash Out			
5	Accounting (Rudd & Company)	\$ 25,000	\$ 21,557	\$ 23,000
6	Events, Contract Labor, Advertising	\$ 69,000	\$ 58,936	\$ 65,200
7	Insurance	\$ 12,000	\$ 10,723	\$ 12,000
8	Legal	\$ 4,000	\$ 3,303	\$ 3,000
9	Licenses, Permits & Memberships	\$ 500	\$ 389	\$ 500
10	Payroll Expense (Wages + Payroll Taxes)	\$ -	\$ -	\$ 49,000
11	Miscellaneous	\$ 900	\$ 3,384	\$ 1,700
12	Site Services	\$ 887,526	\$ 889,309	\$ 913,171
13	Taxes & Utilities	\$ 128,200	\$ 144,800	\$ 174,800
14	Bad Debt	\$ -	\$ -	\$ -
15	Total Cash Out	\$ 1,127,126	\$ 1,132,400	\$ 1,242,371
16	Net Cash Provided	\$ 26,771	\$ 5,712	\$ (0)

COMMENTS ON THE FY2022 OPERATING BUDGET

Line 1 – Current assessment rates are: Commercial is assessed at \$3.03/sq. ft./year, residential units are assessed at \$1,625/unit/year, and hotel rooms are assessed at \$843/room/year, and the special assessment is \$100/unit/year for the 90 residential properties in Blocks 13 and 17 around Golden Stone Parks. 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 and initiation fees, Design and Land Use permit fees, event sponsorship, Farmers Market vendor fees, park user/rental fees, etc. Board of Directors resolutions are available to view at: <http://www.bigskytowncenter.com/documents/bod-resolutions/>

Line 6 – Continuing for FY 2022, TCOA will carefully manage spending on print advertising and instead invest in 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 – TCOA has budgeted some payroll expenses in FY 2022, as we are considering hiring a new executive director in the next fiscal year, moving those responsibilities and tasks from Ryan Hamilton, who performs the work now and who works for master developer Simkins Holdings, LLC. His time has never been billed to the TCOA.

Line 12 – Site services includes snow removal, landscape maintenance, general maintenance/repairs, irrigation, parking lot and road maintenance, noxious weed control, etc. In FY 2022, a modest amount of additional infrastructure (sidewalks) was installed by project developers, thus increasing our maintenance costs. See page 10 for the Update to Site Service Contractors.

Line 16 – The principal balance on the loan from master developer Simkins Holdings, LLC 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

Approximately 22% of the TCOA membership are commercial members and they pay approximately 62% of the total assessment revenue.

Approximately 78% of TCOA membership are residential members and they pay approximately 38% of the total annual assessment revenue.

Approximately 13% of the operating budget is spent on administration and operations, approximately 74% is spent on site services, and approximately 13% 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 - HOLLY GALEN

Accounting
hgalen@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:

Holly Galen, CPA at Rudd & Co.

Phone: 406-585-3393 | Email: hgalen@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.

