

BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

R.I.D. 305  
Board of Directors  
Minutes  
December 23, 1985

The meeting convened at 2 PM. Present were Jack Harper and Ray Tout.

Discussion was held on a dike study and the trustees decided to proceed further. The flow study was discussed and it was determined to have Rick Kerin get started.

Discussion was held on the possibility of making an offer on a land trade to Robert Simkins concerning the lawsuit.

The trustees also decided that since Steve McGough has not provided the affidavit on the residence at Meadow Village Block 5 Lot 22, they will not be issuing any sewer permits to him.

The hook-up fees were then discussed and the following fee schedule was approved:

Inside original sewer district  
original owners - \$ 150.00  
not original owners - \$ 300.00  
Outside original sewer district- will adhere  
to resolution adopted in 1981.  
See attached.

The fences around the sewer ponds are in need of repair and also the new signs need to be hung. Gary Lancaster will be notified of the work.

Rick Kerin's report. See attached.

The meeting was adjourned at 4 PM.

**BOARD OF DIRECTORS**

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

R.I.D. # 305  
Budget Comparison  
1985/1986

<u>EXPENDITURES</u>	ACTUAL 7/01/86-2/15/86	BUDGET 1985/1986	VARIANCE +(-)
Administrative Fee (County)	—	2,304	2,304
Insurance	1,950	1,500	(450)
Interest	2,022	5,600	3,578
Office Expense	244	200	(44)
Telephone	102	100	(2)
Utilities	5,911	7,800	1,889
Repair and Maintenance	5,164	12,000	6,836
Administrative Salary	—	1,500	1,500
Legal	5,869	9,000	3,131
Travel	62	500	438
BSOA Assessment	43	120	77
Loan Payment	10,478	19,495	9,017
Operation Supplies	293	1,000	707
Capital Expense	—	5,000	5,000
Court Order Study: Kerin	11,517	12,000*	483
Morrison-Maierle	1,386	5,000*	3,614
Entertainment	221	500*	279
		66,119	
		+17,500*	
Total Expenditures	45,262	83,619	38,357
Madison County	45,916	34,560	11,356
Gallatin County	43,642	42,660	982
Interest	956		956
Hook-up Fees	7,050	5,000	2,050
Total Revenues	97,564	82,220	15,344


\* Amended Budget Items Due To Simkins Lawsuit

30

Free to get the version 7 SRH

f. cdm

Reel



not tested

ward to Bell near  
@7500

→ after Day 17  
of the sand we really would  
be able to kill on the  
water.

I also informed Kettle  
Kodawa —

305

10-21-85

305 Director's memo Kinner  
+1, Tim + Schuck

✓ Jones report reviewed  
c. memo log

# Concludes letter  
130 Hook ups

$$\begin{array}{r} 32 \\ .2 \\ \hline 6.4 \end{array}$$

all proceedings  
Stayed til  
5-1-86

BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RID 305  
Board of Directors Meeting  
October 21, 1985

**MINUTES**

Meeting convened at 10:00 am. Present were Jack Harber, John McCulley, Ray Tout, Cathy Reichstetter

Cathy had written a letter (attached) in regard to sewer hookups. The Board in turn answered her questions to her satisfaction.

The Board also discussed the sewer application and would like to add the questions: Date purchased and by whom.

Meeting adjourned 10:30 am.

October 1, 1985

Sewer District #305  
Mr. Jack Harper  
Big Sky, MT 59716

RE: Allocation of Sewer Hook-ups

Dear Jack;

I have recently become aware that a temporary agreement has been reached on allowing hook-ups to the Big Sky Sewer System. Craig and I currently have a vested interest in eight meadow village lots. We anticipate development of three of those lots during the 1986 building season. Since there will be a limited number of hook-ups allowed through 1986, how can we be assured that those three hook-ups will be available to us.

I would like to know what method the Sewer District had determined to be the fairest way of allocation. I understand that one tactic might be on a first-come, first-served basis. However, I feel this to favor the condominium developers as they need only to submit plans that are duplicates of ones already submitted. Individual projects require more time, as each house requires a different set of plans to be drawn.

In a preliminary discussion with an attorney, he felt that there was justification for a class action suit by all meadow village lot owners if denied hook-up when requested or if assessed additional fees for expansion of the sewer district capacity. He felt that the language of the recent ruling prohibiting hook-ups supported this position.

Certainly it is not our first desire to become involved in a legal pursuit. Big Sky is a small community and its small size should facilitate good communication and understanding in resolving most matters. To that end, we ask that you respond to the following points of interest to us:

1. What method of allocation is to be used in permitting hook-ups to the current sewer system?
2. Will we be permitted three hook-ups during 1986?
3. What is your position on future expansion of the sewer system and who will be assessed the expansion costs.

Because of the number of condominium developments currently under construction and their possible demand on the available hook-ups, we feel a sense of urgency in receiving an immediate reply. Please respond within 15 days. If we do not receive your response, we will take whatever steps are necessary to protect our investment and livelihood.

Sincerely,



CATHY REICHSTETTER

BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

**RURAL IMPROVEMENT DISTRICT # 305  
BOARD OF DIRECTORS MEETING  
AUGUST 23, 1985  
MINUTES**

The meeting convened at 3PM. Present were John McCulley, Jack Harper, Ray Tout and Mary Lynn Callahan.

The moratorium that has been in effect since 1981/82 is hereby lifted. All approved.

Meeting was adjourned at 3:30 PM.

BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

# RURAL IMPROVEMENT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

## RURAL IMPROVEMENT DISTRICT 305

### BOARD OF DIRECTORS MEETING

July 26, 1985

### MINUTES

The meeting convened at 11:30 AM. Present were Ray Tout, John McCulley, Jack Harper and Mary Lynn Callahan

The Board discussed all items for the 1985/86 Budget. The Board approved a preliminary budget and also voted on increasing the per unit charge due to the increase in budget. The per unit charge will now be 1.80 per unit per month.

The meeting was adjourned at 1:00 PM.



BOARD OF DIRECTORS

JACK HARPER  
Chairman

JOHN W. MCCULLEY  
Owner

RAY TOUT  
Member

MARY LYNN CALLAHAN  
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P. O. BOX 35

BIG SKY, MONTANA 59716

PHONE (406) 995-4166

RURAL IMPROVEMENT DISTRICT 305  
Board of Trustees Meeting  
June 13, 1985  
MINUTES

Meeting convened at 3:00 PM. Present were John McCulley, Ray Tout, Jack Harper and Mary Lynn Callahan.

The lawsuit was discussed in brief. The members considered the offer from Simkins but decided to let the Judge make the decision. Jack will contact Jim Johnstone as to the Judge's decision. It was also discussed that if we did lose and an appeal was made, then we'll possibly acquire new representation.

No more knowledge of further plans for Blue Grouse Hills sub-division.

Wildwood Landscaping presented a bid for the landscaping around the old fire house in the amount of \$ 1,571.00. The bid was approved by the trustees.

The water break at the pump house was repaired. The trustees decided they would split the cost with Lone Mountain Springs.

It was also decided to purchase a portable Flow Meter for checking for leaks in the sewer line from Mountain Village to Meadow Village and also if there is any infiltration in Levinsky Lake.

Discussion held on the tentative site for new pond. First tests came up negative. Received a proposal from Braun Engineering on their plan for retesting and Board decided to not retest and possibly look for new site.

The Board then talked about formation of the new sewer district. Regardless of the lawsuit it will have to take place. The Board decided to go ahead then with the formation. The Big Sky Law Office will be contracted for that work.

The Board would like a letter sent to Jim Johnstone regarding the return of all our files.

The Board then approved the allocation of funds for purchasing part of a copy machine for the office.

Meeting adjourned at 4:00 PM.

**BOARD OF DIRECTORS**

**JACK HARPER**  
Chairman

**JOHN W. MCCULLEY**  
Owner

**RAY TOUT**  
Member

**MARY LYNN CALLAHAN**  
Administrative Assistant

**RURAL IMPROVEMENT DISTRICT 305**

**P. O. BOX 35**

**BIG SKY, MONTANA 59716**

**PHONE (406) 995-4166**

**RID 305  
BOARD MEETING  
February 21, 1985**

The meeting convened at 9:00 a.m. Present were Jack Harper, Ray Tout, John McCulley was out of town but Jack had a proxy.

N.L. Testing Report in detail - Ray made a motion and it was seconded by Jack to employ a Billings testing lab (Ralph Cole) to get a second opinion on the proposed sewer and treatment plant on land acquired from Boyne.

Discussion with Johnstone on lawsuit for preparation for deposition and trial.

Having no further business the meeting was adjourned at 10:30 a.m.