

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT #305
Minutes - December 18, 1992

PRESENT: Wayne Hill, Chairman; Mike Ankeny, Ray Tout, Bill Murdock, Dee Rothschiller and HKM Associates.

HKM Associates presented an engineer's report on sewer plant expansion alternatives, the Helena meeting with the Water Quality Bureau, revised tasks and a project schedule, and a compliance schedule to forestall a moratorium on new hook-ups. The operation and preliminary cost estimates of a sequencing batch reactor were also discussed. Relocating the infiltration pond in response to site problems posed by the existing storage pond location was also considered.

The irrigation contract between Big Sky of Montana and Rural Improvement District #305 for the disposal of wastewater by irrigation on the golf course will be reviewed by Mike Wheat, legal counsel for the district.

The district will not participate in funding of Peter Jamar, planning consultant. He will be encouraged to work with HKM and/or Terry Threlkeld on a capital improvement program schedule for improvement costs that coordinate with planning/growth within the district.

Terry Threlkeld and Ray Tout will bring a clear statement as to where the infiltration problem is, beginning with a visual inspection. A flow meter has been installed.

Terry will attend the next architectural committee meeting and request that water saving fixtures be required for new construction.

Terry will draft a policy requiring outlying areas have a septic system tank with grey water coming into the district's system.

Area businesses must install grease traps and offer proof that they are in good working order. The questions was raised as to if the district can regulate what materials are being disposed of into the system, i.e., photo labs, chemicals, etc.

Page 2

Minutes - December 18, 1992

Motion: Mike Ankeny motioned to authorize Wayne Hill to sign the MOU between Boyne USA, RID #305 and BSOA and to execute the MOU, including the direction and distribution of the suspense fund. Ray Tout seconded the motion, motion carried.

Motion: Mike Ankeny motioned to pass a resolution to revise the schedule of user fees that after January 1, 1993, all home, condominium and commercial developments hooking into the system must pay a fee in the amount of \$2500 per single family equivalent (SFE). Wayne Hill seconded the motion, motion carried.

There being no further business, the meeting was adjourned

RID DEC

10/29/92 Public Meeting re RID Sewer issue

Scott Anderson } water quality Bureau
Barb Neuwerth } Municipal wastewater Treatment Program

Cathy Reichstetter
Craig Reichstetter

Deb Berglund - Co. Comm.

Tom Hault

Ed Linton

B. B. Beggins

Gae Dueland for Westport Dev. (Paul Lynneck)

Debbie + Dennis Storer

Kate Evans BSOA board

Tony Kolmb

Dane Wagner

And Evans

MITCHELL SIMKINS

BOB SIMKIN

Frank P. Mabon

Craig Swick

GORDON KELLY

DILL OGLE

MITCHELL LARSEN

JIM SCHULTZ

KIRK DICE

JOHN ROME
TAN TRACER

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

STEERING COMMITTEE
Minutes - October 15, 1992

Present: John Kircher, Wayne Hill, Bill Murdock, Terry Threlkeld, Dee Rothschiller

Discussion: Review of Terry Threlkeld job performance during past years employment. High to excellent review in all areas. Stress importance to check into the office and carry radio when out in the field.

Hidden Village: Progress continues on the new Hidden Village water line. Line should be completed by November 1st with a two week wait before the boil water order can be lifted. Officially completed, Thanksgiving. Hidden Village will be noticed when all of the pipe is laid.

Silver Bow: Silver Bow I is completed with landscape work to be scheduled next. All leaking hydrants and service lines have been repaired saving 100,000 gallons per day.

Sewer: HKM engineering firm is on schedule with the planning phase for wastewater improvements. The basis for the planning study report will include flow and load studies, design criteria for obtaining the discharge permit and criteria for the treatment system, treatment options, preliminary designs and refined cost estimates.

Funding: A suspense fund similar to the Silverbow/Lone Mountain Springs MOU may be feasible for RID #305/Boyne sewer expansion. Next years budget will include compensation for a back up operator for evenings, weekends & holidays.

There being no further business the meeting was adjourned.

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT 3305
Minutes - August 26, 1992

Present: Wayne Hill, Mike Ankeny, Ray Tout, Terry Threlkeld,
Bill Murdock, Dee Rothschiller

Discussion: HKM facility plan proposal for scope of work,
schedule for how long the project will take plus
project costs were reviewed. Contract will be ready
for review next week.

Simkins letter to add 500 units to the system was
received. Need for subdivision review and health
department approval still pending.

Big Horn Condominium non payment of hookup fee has been
turned over to Mike Wheat for a legal opinion. DHES will
also be notified. A letter will be sent to Paul Pariser
and copied to DHES stating that if payment is not
received the line will be dug up and capped at his
expense.

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT #305
Minutes June 24, 1992

**Present: Wayne Hill, Chairman; Mike Ankeny, Terry Threlkeld,
Dee Rothschiller.**

Discussion: Paul Pariser, Big Horn Condominium developer requested waiving hookup fees for his development. Mr. Pariser was told that he has access to the sewer but must pay the \$500 fee per condominium per RID #305 policy. Mr. Pariser was also told this at a meeting at Buck's T-4 in 1989. Policy will not be changed.

Motion: Mike Ankeny moved to continue the \$10,000 contribution to the BSOA for staff and office reimbursement. Wayne Hill seconded, motion carried.

Meeting adjourned

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

STEERING COMMITTEE
Minutes - June 24, 1992

Present: Bill Murdock, John Kircher, Wayne Hill, Terry Threlkeld, Dee Rothschiller.

Chairman Bill Murdock called the meeting to order. The minutes of the March 4, 1992 were approved as read

Motion: John Kircher motioned to renew the Lone Mountain Springs/ RID #305 Memorandum of Understanding as executed September 17, 1991. Wayne Hill seconded the motion, motion carried.

Discussion:- The Silverbow Condominium Association will designate a landscaper to restore disturbed ground from the repair of the water lines.

Hidden Village telemetry is nearly complete. The Department of Health & Environmental Sciences has issued a boil order for the Hidden Village water system when bacteriological testing confirmed coliform bacteria in the water supply. Corrective action has been taken.

Terry Threlkeld is working with the state health dept. to lift the sanitary restrictions and get state approval for the recreation pond tract split.

Aqua Aerobics sewer system plant cost estimates are at 1.2 million. Terry Threlkeld will do some in house engineering to see if the cost could be cut.

The Blue Grouse well should be on line by July 8th, the well house is expected to cost close to \$30,000.

Emergency Fire Evacuation Plan: Meeting is scheduled for Buck's T-4 June 25th. Big Sky does not have stand by power for the wells in case power is lost as a result of fire. Bill Ogle has offered the use of his generators in case Montana Power goes down. Transfer switches and a plug in receptacle will be needed for each of the four wells at a cost of \$3300. John Kircher offered to split 1/3 of this cost. Dick Barton, Gallatin Canyon Fire Department will be approached for emergency power funding.

There being no further business the meeting adjourned at 1:30 p.m

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT 3305
Minutes - June 15, 1992

Present: Wayne Hill, Chairman; Terry Threlkeld, Ray Tout,
Terry Threlkeld, Bill Murdock, Dee Rothschiller.

Discussion: Meadow Village Tract 8 septic would not be allowed as it is against the covenants, within the district and would not be allowed by the state.

Beaverhead Condominiums are subject to full impact fees. They have not been paying the monthly maintenance fee. Final plat approval included 32 units with expansion for 44 units in the second phase. Terry will meet with Cathy Reichstetter and reference Beaverhead maps, WQB correspondence . Wayne Hill moved to accept phase two pending RID approval of plans for sewer and water line extensions, standard inspections, and state approval. Ray Tout seconded the motion, motion carried.

Paul Pariser, Big Horn Condominium units will be subject to \$500 inspection and hookup fee per unit. Mr. Pariser will be invited to attend a meeting and present his plans.

Impact fee re-evaluation of current rates. Persons paying a monthly fee have probably paid \$4100 into the system. Terry Threlkeld will assess future needs and come back with a recommendation for increasing the present \$1250 impact fee.

Rick Kerin retainer will no longer be needed as Terry Threlkeld has taken over the smaller miscellaneous engineering tasks.

Meeting adjourned

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT 3305
Minutes - April 10, 1992

Present: Wayne Hill, Mike Ankeny, Terry Thrl Murdock, Rothschiller.

Discussion: BSOA will join in the lawsuit against Boyne. The creation of a county sewer and water district will not be used as a legal tool to back out of the lawsuit. Mike Wheat will meet with Bob Planalp.

Terry will look at the Kerin report for lining the ponds, adding dikes or buying additional land from Simkins for an additional pond for expansion of the facility.

Boyne engineers proposed three cell sewer package on mountain can not be done without RID approval.

MSU biologist, Dr. Gordon McFeeders will be contacted to do a ground water study with chemical analysis.

Meeting adjourned

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

STEERING COMMITTEE

Minutes - March 4, 1992

Present: Bill Murdock, Wayne Hill, John Kircher, Ray Tout, Terry Threlkeld, Dee Rothschiller.

Chairman Bill Murdock call the meeting to order. The minutes of the January 22nd meeting were reviewed. A correction was made regarding the purchase of a computer. The purchase price was not to exceed \$2200 each from the RID and LMS. Wayne Hill moved to accept the minutes as amended, John Kircher seconded the motion, motion carried

Discussion: The Hidden Village telemetry system is still on order. Terry Threlkeld will continue to apply pressure to the company until the system arrives.

Motion: Wayne Hill motioned to allow Terry Threlkeld to serve as a facilitator in the Lone Mountain Springs/Silverbow dispute. Terry will keep a record of his time and the cost of materials relating to the dispute. John Kircher seconded the motion, motion carried.

John Kircher motioned to have a written report from Terry Threlkeld that would include a summary to the months activity, any problems that need to be looked at and his recommendation for action. Wayne Hill seconded the motion, motion carried.

Discussion: There is a major water leak in the mountain village, Ray Tout has spotted a possible location of one leak as soon as weather permits the repair will be made. This repair will also increase reserves for fire protection.

Motion: John Kircher moved to include a form in the building permit package requiring the locates of underground cables from the appropriate company and an application for connection to Lone Mountain Springs. Wayne Hill seconded the motion, motion carried.

Discussion: Terry Threlkeld suggested that it may be to our benefit to tie Lone Mountain Springs wells into one system. The state requires that wells be hooked into two independent power sources or have one generator available for power outages. This would be a substantial improvement to the system without a lot of cost.

Motion: Wayne Hill motioned to have Terry Threlkeld outline a master plan for capital improvements and coordinate it with the Citizen Advisory Committee. John Kircher seconded the motion, motion carried.

Discussion: Big Horn Condominium developer Paul Pariser has requested he be allowed to retain ownership of the sewer and water lines within his tract. It was generally agreed that we would loose control and would have maintenance problems down the road. Wayne Hill will get an opinion from Mike Wheat regarding this request. Terry Threlkeld will create a uniform policy regarding ownership for review at the next Steering Committee meeting.

John Kircher asked that all requests for information on Lone Mountain Springs be approved by him first. Requests for information from RID #305 must be made in writing and approved by the Chairman, Wayne Hill.

Terry Threlkeld and Ray Tout gave a report on the Montana Rural Water Association conference that they attended in Great Falls.

Terry Threlkeld agrees with the report from Morrison/Maierle on storage capacity and additional units in Hidden Village. Legal counsel advised that building and sewer permits that have been issued can not be revoked. Terry will write a letter to Hidden Village stating this.

There being no further business Wayne Hill moved to adjourn the meeting. John Kircher seconded the motion, motion carried.

Meeting adjourned at 1:45 p.m

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT #305
Minutes - February 4, 1992

PRESENT: Wayne Hill, Chairman; Ray Tout, Mike Ankeny
Terry Threlkeld, Dee Rothschiller

Discussion: Letter read from C.J. Hanan expressing concern of adding additional loads to the sewer system if more units are approved and asking that the pending 33 units be denied until a study can be completed. Also that the 24 units approved be suspended until a study is complete. Terry directed to review Hidden Village files with M/M engineers so the trustees can properly evaluate potential capacity problems.

Motion by Wayne Hill not to issue additional hookups until Terry has inspected the blue prints, Mike Ankeny seconded the motion, motion carried.

Motion by Mike Ankeny to place a portable flow meter to record Hidden Village flows and take readings over presidents weekend. Wayne Hill seconded, motion carried.

Doug Bing, Wayne Hill and John Kircher will meet to discuss negotiation proposals for the lawsuit between Boyne & RID #305.

Meeting adjourned

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT #305
Minutes - January 16, 1992

Present: Chairman Wayne Hill, Michael Ankeny, Ray Tout,
Terry Threlkeld, Bill Murdock, Dee Rothschiller.

Discussion:

- Ray Tout presented Boynes future development plans for the Mountain.
- Boyne has not paid their hookup obligation for Yellowstone Convention Center.
- The sewer line from the mountain to the meadow is not large enough to handle all proposed development
- John Kircher will be invited to attend a trustee meeting to discuss his development.
- Ray Tout will visit with John Kircher about the ownership of water tank #2 and well #1.

Motion: Wayne Hill motioned to create by resolution of the board a moratorium on specified new sewer hookups to the system. Mike Ankeny seconded the motion, motion carried.
(copy enclosed)

There being no further business the meeting adjourned at 10:30 a.m.

COPY

BOARD OF TRUSTEES

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschiller
Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RURAL IMPROVEMENT DISTRICT #305
Minutes - January 16, 1992

Present: Chairman Wayne Hill, Michael Ankeny, Ray Tout,
Terry Threlkeld, Bill Murdock, Dee Rothschiller.

Discussion: - Ray Tout presented Boynes future development plans
for the Mountain.
- Boyne has not paid their hookup obligation for
Yellowstone Convention Center.
- The sewer line from the mountain to the meadow is
not large enough to handle all proposed development
- John Kircher will be invited to attend a trustee
meeting to discuss his development.
- Ray Tout will visit with John Kircher about the
ownership of water tank #2 and well #1.

Motion: Wayne Hill motioned to create by resolution of the board
a moratorium on specified new sewer hookups to the system
Mike Ankeny seconded the motion, motion carried.
(copy enclosed)

There being no further business the meeting adjourned at 10:30
a.m.

PHONE CALL

FOR <u>NEW</u>		DATE <u>12-27</u>	TIME <u>11:25</u> <u>A.M.</u>
M. <u>Mona Jamison</u>			
OF		<input checked="" type="checkbox"/> PHONED	
PHONE <u>FAX 449-3166</u>		<input type="checkbox"/> RETURNED YOUR CALL	
MESSAGE <u>You indicated you'd</u>		<input type="checkbox"/> PLEASE CALL	
<u>fax WSD Moratorium. He</u>		<input type="checkbox"/> WILL CALL AGAIN	
<u>hasn't received it yet. Needs</u>		<input type="checkbox"/> CAME TO SEE YOU	
<u>it badly. Please fax.</u>		<input type="checkbox"/> WANTS TO SEE YOU	
SIGNED <u>Um</u>		Universal™ 48003	

WAYNE O. HILL
Chairman

Michael H. Ankeny
Trustee

Raymond J. Tout
Trustee

Dee Rothschilder
Administrative Assistant

P.O. BOX 57
BIG SKY, MONTANA 59716
PHONE (406) 995-4166
FAX (406) 995-4899

RESOLUTION

RURAL IMPROVEMENT DISTRICT #305

That on January 16, 1992, the Board of Trustees, RID #305 of Big Sky, Montana, created by Resolution of the Board a moratorium on specified new sewer hookups to the system. This Resolution applies only to those developments not in the original platted subdivisions of Sweetgrass Hills, Meadow Village and Cascade and additionally the Supreme Court mandate, June 2, 1989, to accept the discharge from Westland Enterprises; contractual arrangements with Westfork Meadows, May 17, 1982,; tracts currently involved in BSOA/Boyne ponds agreements; and all developments officially granted a hookup prior to this moratorium. All other hookups will cease until such time as the capacity of the system is improved.

WHEREAS, The original developers of Big Sky resort planned a sewer system capable of processing effluent from all lands included in the original development. By the end of 1991 less than one half of these lands have been developed and yet the sewer system's storage capacity is at the maximum. It would seem that the plant was under built by at least one half. Additionally the original plans call for a filtration system to polish effluent prior to aeration on the golf course. No filtration plant has ever been installed.

WHEREAS, current engineering studies indicate winter storage capacity is at a maximum.

WHEREAS, large developers are requesting permission to discharge into the system.

WHEREAS, the acceptance of large scale developments would place the district's winter storage in jeopardy.

THEREFORE, BE IT RESOLVED, that after January 16, 1992, the Directors of Rural Improvement District #305, unanimously declare a moratorium on specified new sewer hookups to the District until such time as the district can anticipate expanding its capacity to store and process the effluent from these new developments. New developments are defined as all undeveloped lands that are not currently paying sewer assessments to either Madison County or Gallatin County. On the other hand, all undeveloped lands currently paying sewer assessments to Madison and Gallatin counties are exempted from the moratorium and may hookup into the system as they come on line.

Wayne O. Hill
Wayne O. Hill, Chairman

Raymond S. Tout
Raymond S. Tout, Trustee

Michael H. Ankeny
Michael H. Ankeny, Trustee