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Administrative Assistant

RURAL IMPROVEMENT DISTRICT 305

P.O. BOX 57
BIG SKY, MONTANA 59716
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RURAL IMPROVEMENT DISTRICT #305
Minutes - December 6, 1991

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

Discussion: Boyne is reportedly anxious to reach an agreement with RID #305 regarding future obligation on sewer capacity in Big Sky. BSOA can not create a sewer/water district until this issue is settled

Boyne has not paid the impact fee required of them for Yellowstone Convention Center.

The sewer district could build a new pond on existing land that should last at least seven years. Rick Kerin will provide figures as to what the cost would be to maximize and take advantage of what the district now owns.

Motion: Ray Tout moved that any settlement on Boyne's future obligation on sewer capacity in Big Sky will be negotiated with the participation, knowledge, advice and consent of the Big Sky Owners Association, provided such consent is legally possible pending Gallatin County legal opinion. Mike Ankeny seconded the motion, motion carried unanimously.

Bill Murdock will visit with both county attorneys to bring them up to date on the suit.

Terry Threlkeld and the Thomas, Dean and Hoskins engineering firm will review the as builts and pipe capacity of the sewer line from the mountain village.

Mary Ann Faubert received permission to connect into the sewer system for grey water only.

There being no further business the meeting adjourned

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RURAL IMPROVEMENT DISTRICT #305
Minutes - October 11, 1991

Present: Wayne Hill, Chairman; Ray Tout, Mike Ankeny, Mike Wheat, Bill Murdock, Dee Rothschiller.

Discussion: RID has tried to settle expansion of the system out of court, Boyne has filed against the district. The courts will be asked to determine what is Boyne's responsibility and what is RID's. Anacker and Wheat will develop a set of agreed facts for the court to make a decision. Mike Wheat said that the trustees do not need to sign a resolution authorizing the lawsuit.

Existing cells must be maximized to the fullest with high dikes.

RID #305 participation in the steering committee will be overseen by Bill Murdock.

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STEERING COMMITTEE
Minutes - October 9, 1991

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

Motion: Wayne Hill moved that the charter of the Steering Committee be formally adopted. John Kircher seconded the motion, motion carried.

Wayne Hill moved that Bill Murdock be elected Chairman of the Steering Committee, John Kircher seconded the motion, motion carried.

Discussion: Terry Threlkeld is in charge of day to day operations. Requests to be channeled through Bill Murdock, then to Terry.

Motion: John Kircher moved to adopt the job description for the sewer and water supervisor. Bill Murdock seconded the motion, motion carried.

Discussion: Bill Murdock will work with Terry Threlkeld to draft an employment contract as called for in the Memo of Understanding.

Motion: Wayne Hill moved to adopt the sewer and water system supervisor job priorities as prepared subject to annual review. John Kircher seconded, motion carried. (copy enclosed)

Discussion: Terry Threlkeld will draw up a list of equipment needs. Purchases over \$100 will need preliminary approval. John Kircher offered to put forth equipment when available. One additional radio will be needed and a vehicle within six months. Ray Tout & John Cyr will serve as back ups for off hours, weekends and holidays with salaries to be paid for by Boyne.

There being no further business John Kircher moved the meeting be adjourned, Bill Murdock seconded, motion carried.

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BIG SKY OWNERS ASSOCIATION
Annual Meeting - August 31, 1991

What Are The Purposes Of The Big Sky Owners Association?

This is the fundamental question raised by Mike Levin, General Manager of the Sun River Owners Association in central Oregon. The question is important to all property owners at Big Sky, as the vast majority of owners are not registered voters in either Gallatin or Madison counties.

If the owners association does not assume responsibility for most civic matters affecting Big Sky, then all owners who are not registered voters in Madison or Gallatin counties are effectively disenfranchised on critical civic matters.

To discharge my fiduciary responsibilities as Chairman of RID #305, Big Sky Sewer District, it is my duty to make it clear how an RID in Montana functions and how the lines of responsibility are drawn. First, RIDs are not designed to operate municipal service districts, but rather, are designed to finance and undertake rural improvements. The operation of such services is best handled by municipalities and their various agencies.

The Gallatin County Commissioners have made it abundantly clear that after nearly 20 years of operation, RID #305 has served its purpose and must be terminated. When the property owners at Big Sky choose another method for operating their waste water disposal system, there are several critical matters to consider.

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Current need to expand and improve sewage treatment at Big Sky is being accelerated by a rapid increase in residential and commercial development. The consequence of inaction to form a water and sewer district could have disastrous implication on future development at Big Sky.

One last note on the viability of a new district. It would inherit all the assets and liability of the current RID #305, including the present infrastructure and real properties. It would not however include the present water delivery system. Lone Mountain Springs is owned outright by John Kircher. Whether the new water and sewer district would ever acquire the water system from Kircher, would be up to the newly elected directors, John Kircher and property owners of Big Sky.

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RURAL IMPROVEMENT DISTRICT #305
Trustee Meeting
March 28, 1991
9:30 a.m. - Meadow Village Convention Center

AGENDA:

- 1) Job description for water/sewer operator
Management contract and conditions
Boyne/RID305/BSOA share
- 2) Paul Cronin - Blue Grouse Hills/Southfork
- 3 Extention of sewer line beyond Chief Joseph
- 4 Negotiate land purchase/Simkins
- 5) Possibility of effluent injected into West Fork/well.
- 6) Do developers need to put money up front (SFE)
prior to approval.
- 7) Resolution: creation of a county sewer and water
district.
- 8 Miscellaneous

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RURAL IMPROVEMENT DISTRICT # 305
Minutes - March 28, 1991

Present: Chairman Wayne Hill, Mike Ankeny, Ray Tout, Bill Murdock, Dee Rothschiller.

Motion: To begin negotiations with Boyne regarding the hiring of a sewer/water operator to handle operations until a County Sewer/Water District is formed. All decisions will be brought before the board. Passed

To allow Wayne Hill to begin negotiations with Simkins regarding land purchase of all land below the ponds. Ray Tout will survey the land. Aerial photo from Rick Kerin. Passed.

Discussion:

Mike Ankeny asked permission to access a water/sewer stub for future use into the right of way on Chief Joseph & Crow King.

Ray Tout will get a copy of the agreement with Boyne to pump effluent onto the golf course.

Paul Cronins developments are within the district boundaries. Legally the district must serve them, as they were not paying the monthly fee they will be charged an impact fee.

Legal opinion as to if they can be requested to pay up front rather than when they come on line.

Meeting adjourned

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RURAL IMPROVEMENT DISTRICT #305

Minutes - February 5, 1991

Present: Chairman Wayne Hill, Michael Ankeny, Ray Tout, Bill Murdock, Dee Rothschilder.

Discussion:

The question of if Paul Cronin is actually in the district boundaries was discussed. Mike Wheat will be asked to make a determination.

A letter was read from Allan Kass complaining about the odor of the sewer ponds. Ray Tout has been pumping air into the ponds all winter to lessen the odor at a cost of \$1900 per month.

Rick Kerin has applied for a grant to fund a water/sewer district and will testify in Helena before the committee.

Restaurants will be notified that grease traps are required. Letters will be written with a copy to the county sanitarian. Those that do not comply will be charged the cost of clean out the lines plus \$2000 per year.

The BSOA Public Works committee has been asked to take the necessary legal steps to create a county sewer/water district.

Meeting adjourned

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RURAL IMPROVEMENT DISTRICT # 305

Minutes - January 2, 1991

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

Discussion:

A letter was read from A&M Partnership requesting a sewer hookup for 32 apartments at the Broadwater site. They must first apply for a building permit from the Architectural Committee, then pay an impact fee in the amount of \$1250 plus a \$500 inspection fee per unit.

A legal opinion from Mike Wheat is needed regarding the acceptance of Broadwater, Cronin, and other developments. What are the districts boundaries, Boyne failure to pay the entrance fee for Yellowstone Convention Center and the creation of a county sewer/water district.

A letter will be written to Rick Kerin asking him to outline his continuing relationship with the district, what needs to be done and what it will cost, in advance.

Meeting adjourned