

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

RURAL IMPROVEMENT DISTRICT #305
Minutes - July 17, 1989

The Rural Improvement District #305 Trustees met July 17, 1989 at 10:00 a.m. Trustees in attendance were Wayne Hill, Chairman; Mike Ankeny and Ray Tout. Dee Rothschiller was also present.

The minutes of the June 14th meeting were reviewed and approved.

Hidden Village appears to be at, if not over, the 130 units that were transferred to the Hidden Village condo tract from the original Camper Village Mobil Park. These 130 units were accepted by the District without charge except for a \$150 inspection fee for each hookup to the main line. (Allen Eby, October 21, 1981) All file correspondence on Hidden Village will be forwarded to Mike Wheat for legal review. Carlisle Neithold, President of Hidden Village, will be invited to the next meeting to update the Trustees on construction that has taken place and is planned. Carlisle will be informed of the revised fee schedule.

It was the concensus of the Trustees that hookups that are in place at the mobile home park belong to this parcel of property and are not to be re-located elsewhere following the sale of this land.

The Trustees passed a resolution effective January 1, 1990, that all residential homes and condominium developments on undeveloped lots, within or outside of the Districts original boundaries, must pay a hookup fee in the amount of \$3750 per unit plus a \$500 inspection fee for the privilege of connecting into and using the treatment system.

Mike Wheat has been asked to review the Districts agreement with Westfork Meadow. Westfork does pay the \$500 inspection fee that is now charged.

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All commercial enterprises are responsible for maintaining the sewer line that runs from their building to the main trunk line. Grease traps, as are required by law, must be kept free of grease and in proper working order.

Greg Hill will be contacted to see if the fence between the Chace building and the treatment building will be in place by September 1st.

Ray Tout will contact 3 Rivers Telephone and Burlington Northern when he is ready to grade the sewer road from the Mountain Village to Meadow Village.

The preliminary budget for fiscal 1989/1990, as prepared by Aspen Accounting, was reviewed. The Trustee's recommended increasing maintenance, office supply, accounting, legal and engineering. The budget will be finalized at the next meeting.

Dee Rothschiller proposed an increase in salary contribution as she is spending more time on RID 305 related business and has taken on more responsibilities for the District. This request was approved.

Meeting adjourned at 11:30 a.m

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RURAL IMPROVEMENT DISTRICT #305
Minutes - June 14, 1989

The Rural Improvement District #305 Trustees met June 14, 1989 at 9 a.m. Trustees in attendance were Wayne Hill, Chairman; Mike Ankeny and Ray Tout. Dee Rothschiller and Rick Kerin were also present.

The minutes of the May 10th meeting were reviewed and approved.

Mike Wheat, lawyer for RID #305, has written to Boyne asking for reimbursement for costs and expenses in the Simkins Litigation. This matter is of extreme concern and importance to the District. Boyne appears to be stalling for time.

Boyne has expressed concern that a large hookup fee may be charged for each Shoshone Condominium to hook into the system. The Trustee's discussed the possibility of transferring some of the hookup units on undeveloped condo tracts to Shoshone. Wayne Hill will discuss this issue with Mike Wheat.

The Board of Trustee's passed a Resolution to raise the hookup and inspection fee per home or condo unit within the District's boundaries to \$500 effective June 14th. All applicants must follow standard procedures.

The Trustee's discussed revising the schedule of user fee's that were originally adopted in 1981. A resolution was passed to charge a user fee in the amount of \$3750 per residential home and per condominium unit for developments outside of the original platted Meadow Village and Mountain Villages. These funds will be set aside for upgrading and expansion needs at the plant. This increase is effective June 14th. User fee's for businesses will be addressed at a later date.

Greg Hill has completed his inspection tour of the sewer lines. He found the line from the Chace Building to 3 Rivers Telephone to be plugged with grease, thus allowing little sewage to flow freely. The District had this same problem in

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January 1988 and cleaned the line at a cost of \$1605.00. Mr. Maloney, owner of the Chace Building will be notified of the need to again clean the line and billed for this expense.

Aspen Accounting is closing out the financial records for fiscal 88/89. They will have the preliminary budget ready for review at the next meeting.

Meeting adjourned at 10:10 a.m.

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RURAL IMPROVEMENT DISTRICT #305
Minutes - May 10, 1989

The Rural Improvement District 305 Trustee's met May 10, 1989 at 9 a.m. Trustee's in attendance were Wayne Hill, Chairman; Mike Ankeny and Ray Tout. Doug Kramer and Dee Rothschiller were also present.

Doug Kramer, Golf Course Superintendent, and the Trustee's discussed the use of affluent to irrigate the golf course. The District needs a place to pump the affluent and the golf course needs the irrigation. Expenses incurred to do this include the power bill and Ray Tout's time. Doug Kramer also puts in hours related to the irrigation system. The question was raised by the Trustee's as to how much of this expense is justifiably the District's. Flows will increase as Big Sky grows as will the need for a place to pump affluent. Lone Mountain Ranch would be interested in sharing the cost to pump to the hay meadow for pasture irrigation as would Big Sky if the golf course is expanded. Ray Tout said he would visit with John Kircher about sharing these expenses.

The Supreme Court has unanimously reversed the injunction preventing people at Big Sky from hooking into the sewer system. The District has been billed and paid for the legal and engineering expenses incurred as a direct of this suit. Mike Wheat, the District's lawyer, has written Boyne demanding they pay their share of these costs. Mike Ankeny will also call Everett Kircher and ask for a quick response to our demand.

Paul Pariser, West Palm Beach, Florida, developer; is doing a study on the feasibility of developing the DeerLodge tract. He has inquired as to what the cost would be to hook into the sewer system. The 126 hook-ups that are in place on this tract would require an inspection process and fee. Any additional units would be charged a capital investment fee to be determined by the Trustees. Rick Kerin will advise the District as to what this fee should be for condo's.

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Mike Ankeny suggested working with our lawyer to establish a policy for hookup fee's for properties that lie outside of recorded subdivisions. These fee's would be used to upgrade and maintain the system.

Meeting adjourned at 10 a.m.

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RURAL IMPROVEMENT DISTRICT #305
Minutes - April 13, 1989

DRAFT

The Rural Improvement District 305 Trustee's met April 13, 1989 at 9 a.m. Trustee's in attendance were Wayne Hill, Chairman; Mike Ankeny, and Ray Tout. Dee Rothschiller was also in attendance.

The Trustee's reviewed a draft letter to be sent to the Corporation asking them to assume financial responsibility for the legal costs and some engineering costs incurred as a direct result of the Simkins/Taylor law suit. The final letter will be firm and clearly stated.

Lawyers for the Corporation and Simkins are negotiating a possible settlement to the lawsuit. The Corporation has offered a \$1,000,000 letter of credit to be used to build additional sewer capacity for Simkins if and when they begin to develop their property. The Corporation is under pressure to find a legal way to issue temporary hookups while they wait for the Supreme Court decision. The Trustee's expect to be included in any negotiations/solutions to the suit.

Ray Tout said he had a conflict of interest serving on the sewer board. He asked to resign as a Trustee and stay on as an operator and consultant only. Wayne Hill asked Ray to put his resignation in writing.

Rick Kerin is reviewing a preventive maintenance proposal that was received from Roto Rooter of Bozeman. They would jet-wash 25 miles of main sewer lines over several years. Rick will advise the Trustee's if he feels this is the proper equipment needed to complete the job and if it is strong enough to handle our system.

The sewer line from the mountain to the meadow must be cleaned this summer Wayne Heath will be contacted to clean the culverts and grade the road. 3 Rivers Telephone and Plum Creek have indicated they would participate in the clean up and the expense.

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Greg Hill has been contacted to re-build the fences around the sewer ponds. Some type of fence needs to be built behind the Country Store and Chace Building. There is no fence at these locations at this time. Additional signage will also need to be purchased. Wayne Hill will set a meeting time to review the fence requirements with Greg and get an estimate to complete the repairs.

Meeting adjourned at 9:50 a.m.