**Architectural Committee Meeting Minutes – March 20, 2014**

**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance Guests in Attendance**

Brian Wheeler, Chair

Stacy Ossorio

John Loomis

Kenny Holtz

Sharon Douglas (phone)

Suzan Scott

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:32 am.

**3. Final Plan Review**

**a.** BSOA #02507 Pierce – Addition

Legal: Lot 7 Block A Aspen Groves

Street Address: 77 Chuck’s Place

Staff presented the application for addition to current residence noting the addition of a chimney for the proposed interior gas fireplace. Staff explained that the proposed addition would not affect the footprint, site design, landscaping or height of the structure. The dormer would be integrated into the current roof slope and would not be recognizable as part of the original structure. Staff requested that the BSAC consider a reduction in performance deposit for this application from $10,000 to $5,000 in consideration that the applicant has done many successful projects on this residence with no issues and this application is minor enough to warrant the reduction. The BSAC did not have questions or comments. Kenny Holtz made a motion to approve the plan as presented with the addition of the chimney and a reduction in performance deposit to $5,000 due to applicant history. Stacy Ossorio seconded the motion. Motion passed unanimously.

**4. Staff Report**

1. **BSAC Update–** Minor Changes to Leuchtefeld-Meade Residence. Staff presented the proposed minor changes to the approved plan. Stacy Ossorio made a motion to approve the changes as presented. John Loomis seconded the motion. Motion passed unanimously.
2. **Performance Deposit Tracking Sheets –** Staff noted there were no changes.
3. **Covenant Compliance Tracking Sheet –** Staff discussed a recent communication regarding residence lighting on Swift Bear Rd. BSAC discussed the issue and felt that recessed lighting met the intent of the guidelines. No other items were discussed
4. **Meeting Minutes for March 6, 2013 BSAC Meeting –** Kenny Holtzmade a motion to approve the March 6, 2014 meeting minutes. Motion was seconded by John Loomis. Motion passed unanimously.

**5.** **Adjourn –** Stacy Ossorio made a motion to adjourn the meeting of the BSAC at 8:54a.m., Kenny Holtz seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair