

# Big Sky Architectural Committee Meeting Agenda

---

January 13, 2011

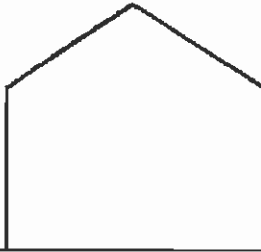
Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alteration		Motion
a. BOYNE – Underground Utility Installation	Mark Griffis, Power Manager (YD) & Rich Chandler, Project Manager (YD)	
b. BSOA #07209 – Big Sky Community Corp. Sign	Katie Morrison, BSCC Director	
c. BSOA #04622 – Overton Modifications to approved plans.	Janet Storey, Architect	
4. Final Plan		Motion
a. BSOA #06225A – Freschi New Single Family Residence	Daryl Nourse, Architect	
5. Approval of Meeting Minutes	Michele Geppert, Staff	Motion
a. December 2, 2010		
b. December 16, 2010		
6. Staff Report	Michele Geppert, Staff	Discuss
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheet		
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 160057 • 145 Center Lane • Unit J • Big Sky, Montana 59716

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Doug Kremer • Elliot Iszler • Kenny Holtz • Stacy Ossorio

## Architectural Committee Meeting – January 13, 2011

8:30AM BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present (in person) included Daryl Nourse, Rich Chandler, Mark Griffis and Katie Morrison. No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:36A.M. The Big Sky Architectural Committee (BSAC) members present for discussion (in person) included Brian Wheeler, Stacy Ossorio, Kenny Holtz, and Mary Michelle “Mitch” Furr. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations –

a. **BOYNE- Easement for Underground Utility Installation** (Tract 5, Block 1, Cascade Subdivision, Madison County) – Yellowstone Development (Y.D.) Power Manager Mark Griffis and Project Manager Rich Chandler were present for discussion and represented Y.D. and Boyne in their request for approval of an easement for an underground utility installation. Michele presented the preliminary review findings to the Committee and discussed that Boyne had granted an easement to Y.D. to install an underground utility line. Along with granting this easement, the Cascade Subdivision Covenants require that *“No utility service line or facility shall be installed or replaced without the prior approval of the Architectural Committee”*. She discussed that according to submitted plans, there will be no junction vaults or constructed features above ground on this tract. According to the project manager in an email sent to staff, *“the trench will not remain open. If the trench remains open for any reason, the contractor will be required to fence and protect the open excavation from outside entry. This will be a part of the contractor’s contract stipulations”*. Y.D. has also requested the \$10,000 performance deposit be waived by the Committee because the entire project will be permitted through the State of Montana Storm Water Discharge Permit for Construction Activity program and will require a complete storm water management and re-vegetation plan designed and submitted by a licensed engineer. Also, once the contractor is selected, Y.D. will hold a retainage on the selected contractor to ensure final re-vegetation and reclamation has been established to bring the site back to its original condition. Mindy clarified that a retainage for a utility installation is not a performance deposit paid upfront to the landowner/easement holder. The way a retainage works is that when a land/easement Owner, in this instance Y.D., hires a contractor for utility installation, they will hold off paying a percentage of the total amount due to the contractor until a final completion inspection has been performed and all work has been done according to the contract. This will ensure the project and all restoration has been performed. The Committee asked Rich and Mark if they knew the timeframe and completion date for the project. Rich discussed that the entire project, including other areas outside of the BSOA Jurisdiction, will be done in 2012, however this portion of the project is expected to only take up to two weeks to complete. At this point in time, the start and end dates for work in Tract 5 are unknown. Stacy Ossorio made a motion and Mitch Furr seconded to approve to waive the \$10,000 performance deposit contingent that Y.D. has a retainage held in the amount of \$10,000 or more for the selected contractor and that the retainage not be released until the site has been fully restored to its original state prior to construction; and to approve the underground utility installation contingent upon receiving a schedule outlining the timeframe for completion in this tract once the

contractor has been selected. Committee members Brian Wheeler and Kenny Holtz recused themselves from voting due to conflicts of interest. Motion carried.

**f. BSOA #07209 – Big Sky Community Corporation Sign** (Tract 2A, Sweetgrass Hills Subdivision, Gallatin County) - Katie Morrison, Director of the Big Sky Community Corporation (BSCC), was present for discussion of the proposed metal Master Construction Sign for the Big Sky Community Park. Michele discussed that the proposed sign will be a 4 feet by 4 feet metal sign surface mounted to the storage shed currently located in the playground parking lot at the Big Sky Community Park. The intent of the sign is to provide pedestrians and park users' information on the park improvements taking place. The sign, as submitted, is in compliance with the Design Regulations and Sweet Grass Hills Subdivision Covenants. Mitch Furr made a motion and Stacy Ossorio seconded to approve the metal Master Construction Sign as submitted, contingent upon all regulatory agencies; and also to approve to waive the review fee of \$50, because the minor alteration is considered a part of the already approved August 12, 2010 BSAC approved plans. Motion carried unanimously.

**c. BSOA #04622 – Overton Modifications to Approved Plans** (Block 6, Lot 22, Meadow Village Subdivision, Gallatin County) Architect Janet Storey was present for discussion and represented the Overton's in their request for approval of minor modifications made to the September 9, 2010 BSAC approved plans. Michele presented the Committee with drawings that were approved during the September 9, 2010 BSAC Meeting along with the drawings showing the proposed modifications. Changes include enclosing, rather than screening off, the deck with siding to match all existing siding and adding several windows. Janet discussed that the property owners were unaware that this modification needed BSAC approval, and had already started to install the wall and windows. She showed the Committee photos of the modifications made to date and explained that when the Owners ordered the windows, the color to match the existing windows was not available. Instead, another lighter shade of a similar color was available and was installed. The style of the windows, however match the existing windows. The Committee asked Janet how the enclosed space will be used, and if the space will be habitable. Janet discussed that the enclosed porch is located on the southern facing exposure of the home and does not require heat because of the exposure to the sun, therefore will be non-habitable space. Kenny Holtz made a motion and Mitch Furr seconded to approve the modifications to the September 9, 2010 BSAC approved plans to include enclosing the deck using matching siding and the proposed vinyl windows. Motion carried unanimously.

#### **4. Final Plan –**

**a. BSOA #06225A – Freschi New Single Family** (Block 3, Lot 225A, Cascade Subdivision, Madison County) Architect Daryl Nourse was present for discussion and represented the Freschi's in their request for approval of their Final Plan submittal. Michele presented the Committee with the preliminary review findings and discussed that the plans that were submitted by the deadline were in need of some changes: the hot tub needed additional landscape screening, the address sign was situated within the road easement and the deck near the hot tub was shown on the Site Plan and Floor Plan but not shown in the Elevation Plans. She discussed that after the staff preliminary review of plans, she discussed the issues with the architect, and he had agreed to modify plans accordingly and bring a revised set for the Committee to review for today's discussion. She also discussed that the light fixture, as submitted, sheds light upward, but will only be installed where there is a deck or roof eave above. Daryl presented the modified drawings to the Committee and discussed that since the Sketch Plan Review that took place on December 2, 2010, the plans have been revised to include a bump out on the North Elevation to achieve less than the 40 feet of uninterrupted wall and roof length as the Design Regulations require. Daryl addressed the issues presented by Michele from the preliminary review findings discussing that more landscaping had been added on to the landscaping plan to effectively screen the hot tub; the address sign has been relocated within the property so it does not interfere with the road easement; and the deck has been added onto the Elevation Plan. Daryl then presented the Committee with the materials board: The garage door will be done using R.S. Fir Plywood with R.S. Cedar framework stained using Sherwin Williams Semi-transparent Woodscapes 50/50 'Hawthorne' and 'Spicechest'; veneer done using 6 inch 'Chief Cliff Stone Veneer' from Quarryworks; roofing done using Timberline Asphalt Shingles in 'Weathered Wood'; soffit done in R.S. fir plywood with 1x2 R.S. Cedar batts at 48 inches stained in Sherwin Williams Semi-transparent Woodscapes 50/50 'Hawthorne' and 'Spicechest'; wood trim done in 4 inch cementitious trim painted to match siding and R.S. Cedar Trim stained Semi-transparent in Woodscapes 50/50 'Hawthorne' and 'Spicechest'; aluminum window clad done in 'Bronze'; aluminum deck railing cable railing done using Trex 'Saddle' and cap and tube steel posts; decking done in Trex 'Saddle'; siding done in cold-rolled patina steel panels in 'Rusty Red' and 'Burgundy' and horizontal lap siding done in Sherwin Williams 'Intellectual Gray'; and tube steel columns done in clear seal for a natural finish. The Committee discussed that the proposed landscaping plan seemed minimal, but because the lot is heavily wooded, the plan as submitted is appropriate for the site. Kenny Holtz made a motion and Mitch Furr seconded to approve the Final Plan Drawings as submitted contingent upon all other regulatory agencies. Motion carried unanimously.

## 5. Approval of Meeting Minutes -

a. December 2, 2010 - Michele presented the Committee with the December 2, 2010 meeting minutes. The Committee discussed a minor tech edit which staff noted. Mitch Furr made a motion and Kenny Holtz seconded to approve the December 2, 2010 BSAC Meeting Minutes provided the minor tech edit be corrected. Motion carried unanimously.

b. December 16, 2010 - Michele presented the Committee with the December 16, 2010 meeting minutes. The Committee discussed a minor tech edit. Mitch Furr made a motion and Kenny Holtz seconded to approve the December 16, 2010 BSAC Meeting Minutes provided that minor tech edits be corrected. Motion carried unanimously.

## 6. Staff Report –

a. **Covenant Compliance Tracking Sheet** – Michele asked the Committee if they had any questions regarding the Covenant Compliance Tracking Sheet. No comments were made on the current tracking sheet, however, discussion of a previous Covenant Compliance violation was brought up.

The BSAC discussed that on December 16, 2010, the BSAC had denied the variance request made by Jennifer Ziehl (BSOA #06343, Lot 343, Block 6, Cascade Subdivision, Madison County) to not have a garage. Part of that denial included requiring the owner convert the non compliant garage enclosed space, currently used as a bonus room, back into a workable garage. The Committee discussed that a foreclosure notice on the home was recently published and discussed with staff that future homeowners need to be made aware of the violation to the Big Sky Owners Association Design Regulations. Stacy Ossorio made a motion and Kenny Holtz seconded to recommend to the BSOA Board of Directors to file a recorded affidavit in the title regarding the non compliant garage as discussed at the December 16, 2010 BSAC Meeting. Motion carried unanimously.

No other comments were made regarding the Covenant Compliance Tracking Sheet.

b. **Performance Deposit Tracking Sheets** – No comments were made with regards to the Performance Deposit Tracking Sheets.

7. **Adjourn** – The Committee discussed holding upcoming meetings at an earlier time of 8A.M. on a trial-run basis during the next two meetings. After the second meeting, the BSAC will discuss whether this new start-time will become the permanent start time for future BSAC meetings. The Committee had nothing more to add to this discussion. Stacy Ossorio made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 9:53A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

January 24, 2011  
BSAC Meeting

**\*\*Cancelled\*\***

No Business

# Big Sky Architectural Committee Meeting Agenda

---

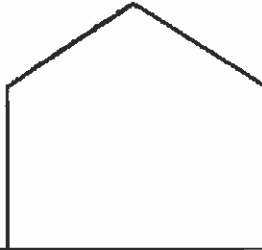
February 10, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Approval of Meeting Minutes a. January 13, 2011	Michele Geppert, Staff	Motion
4. Staff Report a. Covenant Compliance Tracking Sheet b. Performance Deposit Tracking Sheet	Michele Geppert, Staff	Discuss/Motion
5. Development Project Update a. The Pinnacles Performance Deposit	Al Malinowski, Developer	Discuss/Motion
6. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A M at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4899  
email: michele@bigsky02.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Doug Kremer • Elliot Iszler • Kenny Holtz • Stacy Ossorio

## Architectural Committee Meeting – February 10, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, Montana 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The only Big Sky Owners Association (BSOA) member and project representative present (in person) was Al Malinowski. No comments were made.
2. Committee Chair Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present for discussion (in person) included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Mary Michelle “Mitch” Furr and Elliot Iszler. Committee member Sharon Douglas was present during the meeting via phone. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.

### 3. Approval of Meeting Minutes -

- a. January 13, 2011 -Mitch Furr made a motion and Stacy Ossorio seconded to approve the January 13, 2011 BSAC Meeting Minutes. Motion carried unanimously.

### 4. Staff Report –

- a. **Covenant Compliance Tracking Sheet** – Michele discussed that as noted in the Covenant Compliance Tracking sheet, she is currently working with Mr. Butera (BSOA #06239, Block 3, Lot 239, Cascade Subdivision, Madison County) to get his Performance Agreement initialed and signed. The Performance Agreement Form and a cover letter were both sent Certified and First Class on December 22, 2010, and returned partially completed by Mr. Butera via mail on January 25, 2011 to the BSOA. A follow up letter requesting Mr. Butera initial areas next to conditions in which he put check marks next to, along with initialing the two other conditions which were not checked off or initialed was sent out via First Class Mail on January 28, 2011. Specifically, Mr. Butera did not check off or initial the condition that states *“I understand that the BSAC has approved a second and final construction extension. Failure to complete construction by the following date may result in forfeiture of the performance deposit and legal action which may require full restoration of the property to pre-construction conditions (including but not limited to removal of foundations, footings, regarding, seeding, and landscaping). Extended completion date: March 28, 2012 (18 months after October 28, 2010 start date)”*; or the condition that states *“I will contact the BSOA office as well as the Gallatin or Madison County Sherriff Office in the event of any interruption to through traffic (i.e. utility connection road cuts) as a result of my project.”* Michele will continue to update the Committee on the status of this document and the project. Per the October 28, 2010 BSAC Meeting, Mr. Butera needs to attend an upcoming meeting in March to discuss the status of his project as it pertains to the up-and-coming building season.
- b. **Performance Deposit Tracking Sheets** – No comments were made with regards to the Performance Deposit Tracking Sheets.

## 5. Development Project Update –

**The Pinnacles Performance Deposit (Tracts 12A and 12B, Block 3 and 4, Cascade Subdivision, Madison County) –** Al Malinowski was present for discussion and represented Grey Goose, LLC and Rainham American Properties, LLC (Rainham) in their request to transfer all the BSAC approvals that have been granted to Grey Goose, LLC with respect to their project, The Pinnacle Condominium, to Rainham. Michele presented the Committee with an outline of previous approvals for the project which included:

### **Clearing Road Approval - September 29, 2004**

Gallatin associates requested approval to clear a road area for their upcoming project on Grey Goose Lane. The project has received preliminary approval from Madison County. The Committee thanked them for early notification. Elliot Iszler moved to approve the request. Doug Kremer seconded the motion. Motion passed unanimously.

### **Sketch Plan Approval – April 7, 2005**

Al Malinowski represented the owners at the meeting. He stated that the tracts are in the process of being combined into one tract, and is now in review with Madison County. Staff noted that the units meet the maximum height requirement which is 40' for Residential Condominium units. There was discussion as to whether the height of single family residential condominium units should be reduced in the future. Malinowski stated that there are one and a half parking spaces per unit. There is one gas burning fire pit per deck, and one wood burning fireplace per interior unit. Malinowski stated that the cor-ten roof accent material will be pre-rusted. The general comments of the Committee and staff were that this is an exemplary project for mountain architecture. Kremer moved and Iszler seconded to approve the Sketch Plan. Motion carried unanimously.

### **Final Plan Approval – July 7, 2005**

Al Malinowski of Gallatin Associates and John Small of Rotherham Construction represented the owners. Malinowski explained that there was a material change made from Sketch Plan. The original stone on the lower level will be replaced with concrete, which has reveals and will be stained a gray color. He explained the architect patterned the concrete after the national parks design, and that the sides will not be highly visible. This decision was cost driven. Malinowski stated that they plan to start building with two units plus two additional foundations. There may be two or three phases of building, depending on sales. All eight unit heights were calculated by the architect. McKay moved and Shanahan seconded to approve the Final Plan contingent 1) the rusted corrugated metal accent roofing is pre-rusted prior to placement; and that 2) a sample of the concrete stain is submitted to the BSAC for approval. Motion carried unanimously with Kremer abstaining.

### **Final Plan Light Fixture Revision Approval -May 25, 2006**

Al Malinowski represented the owners with a request for an exterior light revision. Ossorio moved and Iszler seconded to approve the proposed exterior light fixture provided the "Amber Glass" is used and a maximum of 60 Watt light bulb is used in all the exterior light fixtures. Motion Carried unanimously.

### **Construction Staging Trailers Approval -May 25, 2006**

Malinowski then presented photographs of the trailers that are on the above job site and requested approval for three trailers: 1) a small office trailer; 2) a trailer to store tools; and 3) the Simpkins trailer that periodically parks for delivery of materials and is only there for a week or two and then leaves. Iszler commented that a job site often needs two trailers now because a job office is needed as well as separate tool and material storage to prevent theft of tools and materials which has escalated in Big Sky recently. Iszler also commented that Simpkins trailers are necessary at times and questioned if they would need approval in the future. Iszler moved and Ossorio seconded to approve the above listed trailers provided they are removed upon job completion. Motion carried unanimously.

### **Project Extension June 12, 2006**

BSOA Staff approved a project extension for Units 1 & 2 to be completed by August 31, 2006.

### **Architectural Concrete Approval – September 28, 2006**

Al Malinowski represented the project. Staff noted that a contingency to the final approval of the project was that the architectural concrete stain color be submitted to the BSAC for approval. Malinowski requested approval for the rock facing in the more visible areas where architectural concrete had been approved, and for the remaining architectural concrete to remain unstained. Malinowski explained that wherever the concrete remains, it will not be highly visible because there will either be landscaping in front of the concrete, or there will be another building in close proximity. Iszler moved and McKay seconded to approve the rock-facing substitute for architectural concrete in the more highly visible areas and for the remaining architectural concrete to remain unstained. Motion carried unanimously.

### **Master Construction Signs Approval – July 26, 2007**

Anne Scott of Gallatin Associates was in attendance representing the project. Kate explained that Anne was here to present (2) 3 sq. ft. directional signs and one 32 sq. ft. temporary master sign for the overall condominium project; 32 sq. ft. is the maximum allowed size. After discussion the Committee felt that the (2) directional signs were okay, however they felt that the 32 sq. ft sign was too large and that a 21 sq. ft. sign would be better suited for the proposed location.

McKay moved and Ossorio seconded to approve the (2) 3 sq. ft directional signs as well as a 21 sq. ft. temporary master sign. Motion carried unanimously.

**NOTE:** After measuring other Condominium Master Signage in the Cascade Subdivision it was decided by the Committee to allow the 32 sq. ft sign as all other are that size.

### **Remediation Plan Approval – February 25, 2010**



Developer Al Malinowski was present for discussion. Michele gave a brief overview of the current status of the project as well as highlights from the remediation plan. Al had nothing more to add to discussion. After reviewing the submitted remediation plan, the general consensus of the BSAC was that there currently is no other alternative to Al's plan that would improve the aesthetics of the exposed foundations. The BSAC will review the status of the project once again in August 2010. Mitch Furr moved and Doug Kremer seconded to approve the remediation plan as submitted. Motion carried unanimously.

The status of the \$25,000 Letter of Credit Performance Deposit was brought up in discussion and the majority of the BSAC members agreed to table discussion of this particular topic to a later time as they discussed this being a broad issue involving other development projects but needing to be resolved soon. Staff will add this item on to a future BSAC meeting agenda.

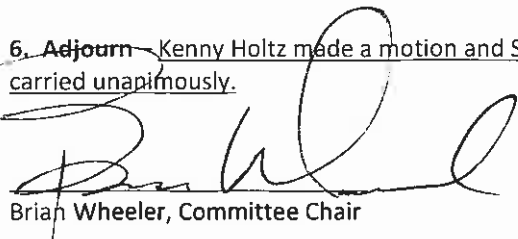
#### **Letter of Credit Extension Approval – June 22, 2010**

Mindy Nowakowski discussed the history of the BSOA policy on performance deposits and explained Letters of Credit (LOC) were an acceptable form of performance deposit when plans were approved for the Pinnacles, however shortly after approval, the Committee adopted a new policy and LOCs were no longer accepted as a performance deposit. While the BSOA has continually allowed the Pinnacles to maintain its performance deposit by renewing their Letters of Credit, the original agreement to accept the LOC performance deposit was based on a specific project completion deadline of July 7, 2005; which has not been met. Therefore, the BSAC has no obligation, but may in its discretion allow Pinnacles to keep this form of performance deposit. Grey Goose LLC, the developer, had poured two foundations on the site and they currently have a BSAC approved remediation plan for those foundations and the rest of the incomplete site in place for the interim; however that plan does not include burying the foundations or finishing off the disturbed lot (i.e., paving the road or finishing the landscaping as approved). Mindy clarified even with a remediation plan in place, the BSAC still approved a completed project, not partially completed project, therefore the project will remain incomplete and will have to continue to receive extensions from the BSAC until they finish building on the two foundations. Al Malinowski explained that it was the intent of Grey Goose LLC, the developer, to complete this project in its entirety, however given the current economic state they were unable to do so. He discussed that Grey Goose LLC is unable to post a cash performance deposit at this time, and would like to continue with the original LOC performance deposit. The Committee discussed a compromise. The developer may continue to use their current LOC as a performance deposit and extend it for another two years. If within that two year period of time the developer commences construction, then an appropriate performance deposit in the form of cash would need to be posted to meet the standards of the most up-to-date BSOA requirements on performance deposits for both construction and disturbed lot/landscaping. If building does not commence within the next two years, the BSAC will revisit discussion on the development project and performance deposit prior to the LOC expiration date. After clarifying that the BSAC only approves completed plans for projects and not the Pinnacles installed foundations committee member Kenny Holtz motioned:

Kenny Holtz moved and Doug Kremer seconded to approve extending the Letter of Credit Performance deposit for two more years (new extended LOC to expire September 20, 2012). Approval is contingent upon Grey Goose, LLC updating their LOC with the bank and submitting the new LOC to BSOA staff prior to the 2010 expiration. If and when Grey Goose, LLC decides to commence construction on the remaining foundations within the next two years, they must post the appropriate cash performance deposits to meet the standards of the most up-to-date BSOA requirements on performance deposits for both construction and disturbed lot/landscaping in place of the existing Letter of Credit. If construction has not commenced within the next two years from this extension approval date, the BSAC will revisit the status of the project and its LOC at that time. Motion carried unanimously.

The Committee discussed and agreed that the approvals should transfer to Rainham provided that Rainham receives written notice and agrees to be subject to all of the BSAC approvals for this project. In particular, the BSAC wants to be sure Rainham understands the approval from the June 22, 2010 BSAC Meeting that would require them to post the appropriate cash performance deposit to replace the existing performance deposit amount for the disturbed lot/landscaping in order to meet the standards of the most up-to-date Performance Deposit Fee Schedule if/when the project commences construction on either or both of the remaining foundations within the next two years. If construction is not commenced within the next two years from the June 22, 2010 BSAC meeting date, the BSAC will revisit the status of the project and its performance deposit (currently a Letter of Credit) at that time. Kenny Holtz moved and Sharon Douglas seconded to transfer all of the BSAC approvals that have been granted to Grey Goose, LLC with respect to their project, The Pinnacle Condominium located on Tracts 12A and 12B of Cascade Subdivision to Rainham American Properties, LLC. Finding that Gallatin Associates, the managing member for Grey Goose, LLC, will remain the onsite construction manager for the Pinnacle Condominium development but that Rainham American Properties, LLC is now the owner of The Pinnacle Condominium development project. This approval is conditioned on Rainham American Properties, LLC signing a new BSAC Performance Agreement, posting a new deposit of \$25,000 in the form of a Certificate of Deposit to replace the existing letter of credit as posted by Grey Goose, LLC and counter signing a letter which outlines all approvals being transferred. Motion carried unanimously.

**6. Adjourn** – Kenny Holtz made a motion and Sharon Douglas seconded to adjourn the meeting of the BSAC at 8:26A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

February 24, 2011  
BSAC Meeting

**\*\*Cancelled\*\***

No Business

# Big Sky Architectural Committee Meeting Agenda

---

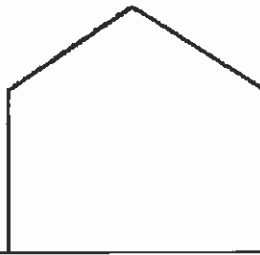
**March 10, 2011**

<b>Agenda</b>	<b>Presenter</b>	<b>Action</b>
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Sketch Plan Review		Discuss/Motion
a. BSOA #02731 – Holder Single Family Residence	Dennison Holder, Owner & Builder	
4. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheet		
5. Other Committee Business	Mary Jane McGarity, Staff	Discuss/Motion
a. Approval of February 10, 2011 Meeting Minutes	Mindy Nowakowski, Staff	
b. First Reading of Amended Design Regulations	and Michele Geppert, Staff	
6. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Doug Kremer • Elliot Iszler • Kenny Holtz • Stacy Ossorio

## Architectural Committee Meeting – March 10, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, Montana 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present were Dennison Holder (in person) and Mike Brunell (via phone). No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:03A.M. The Big Sky Architectural Committee (BSAC) members present for discussion (in person) included Brian Wheeler, Stacy Ossorio, Kenny Holtz, and Elliot Iszler. Committee members Mary Michelle “Mitch” Furr and Sharon Douglas were present during the meeting via phone. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.

### 3. Sketch Plan-

a. **BSOA #02731 – Holder Single Family Residence** (Lot 31, Block C, Aspen Groves Subdivision, Gallatin County) – Owner Dennison Holder was present (in person) and Architect Mike Brunell was present (via phone) for discussion of the proposed new single family residence in Aspen Groves. Michele Geppert presented the preliminary review findings to the Committee discussing that the initial submittal showed the driveway slope at 18% grade, however, the architect redesigned the driveway to meet the 10% maximum slope requirement. She then discussed that the proposed roof ridge length is over 60 feet of uninterrupted length. The Design Regulations state: *“Roofs shall not exceed 40 feet in length without a change in direction greater than two (2) feet vertically or horizontally”* (Section 4.2.1, pg 27, BSOA Design Regulations). However, an amendment to the Design Regulations was adopted on January 26, 2006 that states *“The BSAC reserves the right to waive the change of direction requirements below when, in its sole judgment, a greater roof length or a lesser change of direction does not compromise the integrity of the building design or of the development district”*. Also, the proposed exterior wall length appears to be over 60 feet of uninterrupted length on the second floor. However, an amendment to this regulation was adopted on January 26, 2006 that states *“The BSAC reserves the right to waive the change of direction requirement for wall surface when, in its sole judgment, a greater wall length or a lesser change of direction does not compromise the integrity of the building design or of the development area.”* Lastly, solar panels are proposed as shown on the South Elevation. This South Elevation is not highly visible to neighboring properties within Aspen Groves. The Design Regulations state *“Solar collectors shall be integrated into the overall building design, and shall be placed flush with the slope of the roof or wall of the building”* (Section 4.2.3, pg 28, BSOA Design Regulations). Michele discussed that the design of the solar panels as submitted in plans meets the intent of the Design Regulations.

Mike Brunell then discussed that the four gables effectively break up the roof ridge length. Although Mike agreed that the second level wall is over the maximum uninterrupted length, the reclaimed barn wood material, stonework and entryway definition create enough of an interest to minimize this concern. Also, the scaling of all features which result in uninterrupted wall length and roof length are necessary to keep the barn-style integrity of the overall design. Mike then suggested the Committee review the drawings that were created of the North Elevation showing the different options that would help break the wall and roof ridge length up. Michele showed the Committee drawing “SK1”, which demonstrated five different options for placement of cupolas, fireplaces and gables.

The Committee discussed drawing SK1 and agreed with Mike and Dennison, the original drawing of the North Elevation (without the variations of the different placement of cupolas, fireplaces and gables) was the best and most aesthetically pleasing option for this particular barn-style home. Committee members felt the design of the gables, as submitted, did effectively accomplish breaking up the wall length, thus they felt the wall length was not an issue. Furthermore, the BSAC felt the greater uninterrupted roof length did not compromise the integrity of the building design or the development district, rather the uninterrupted roof ridge length enhanced the barn-style aesthetic of the home and would fit well within the Aspen Groves neighborhood. Mitch Furr made a motion and Stacy Ossorio seconded to approve the Sketch Plan as submitted. Motion carried unanimously.

#### 4. Staff Report –

a. **Covenant Compliance Tracking Sheet** – No comments were made with regards to any non-agenda related Covenant Compliance items.

i. **BSOA #06239 – Schedule Butera Discussion** (Block 3, Lot 239, Cascade Subdivision, Madison County) - Michele Geppert discussed that as noted in the Covenant Compliance Tracking sheet, Mr. Butera did stop by the BSOA office to meet with Michele and sign and return his Performance Agreement Form. During their meeting, they discussed the October 28, 2010 BSAC Meeting, in particular, the requirement that Mr. Butera must attend a March 2011 BSAC meeting to provide the Committee with an update on the status of his project as it pertained to the up-and-coming building season. Mr. Butera discussed that he would be unable to attend a March 2011 BSAC meeting in person, however, would be available for discussion over the phone. He also discussed that as an alternative, he could personally attend an April 2011 BSAC meeting instead. Michele explained to Mr. Butera that she would ask the BSAC during their March 10, 2011 BSAC meeting, if their preference was for him to attend the March 24, 2011 BSAC Meeting via phone, or attend an April 2011 BSAC Meeting in person. The Committee discussed the two options, and agreed, conducting discussion with project representative/owner in person was their preference. Kenny Holtz made a motion and Stacy Ossorio seconded to approve to change the date for discussion of the status of the construction of the Butera residence from March 2011 to April 2011, provided Mr. Butera attends one of the two April 2011 BSAC meetings in person. Motion carried unanimously.

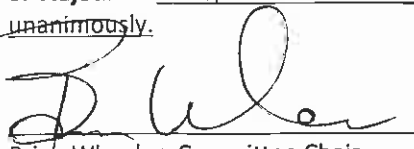
b. **Performance Deposit Tracking Sheets** – No comments were made with regards to the Performance Deposit Tracking Sheets.

#### 5. Other Committee Business -

a. **Approval of the February 10, 2011 BSAC Meeting Minutes** - February 10, 2011 - Committee members brought up discussion on whether the motion of The Pinnacles Performance Deposit (Tracts 12A and 12B, Block 3 and 4, Cascade Subdivision, Madison County) was accurately documented because the motion did not include the requirement that the new property owner post a new performance deposit amount to replace the existing performance deposit if and when construction commences on either or both of the remaining foundations within the next two years. Mindy Nowakowski clarified that the motion includes the transfer of all BSAC approvals, including the approval from the June 22, 2010 BSAC Meeting that requires the owner to post the appropriate cash performance deposit to meet the standards of the most up-to-date BSOA requirements on performance deposits for both construction and disturbed lot/landscaping if construction commences. Mitch Furr made a motion and Kenny Holtz seconded to approve the February 10, 2011 BSAC Meeting Minutes. Motion carried unanimously.

b. **First Reading of Amended Design Regulations** – Mary Jane McGarity gave an overview of the new website, discussing that the revised Design Guidelines and BSAC web content are the last key components needing to be adopted by the Committee in order for the website to go live. The Committee and staff discussed the Design Guidelines, in particular, topics pertaining to: the new exceptions language, variance process (when permitted by covenants), retaining walls, utilities, burning, snow removal, signage, fireplaces and garage doors. Mary Jane discussed that Committee members need to discuss all their comments and questions with staff prior the next meeting, so all comments and questions can be addressed prior to the March 24, 2011 meeting so the Committee will be ready to adopt the web content and guidelines.

6. **Adjourn** – Kenny Holtz made a motion and Elliot Iszler seconded to adjourn the meeting of the BSAC at 9:50A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

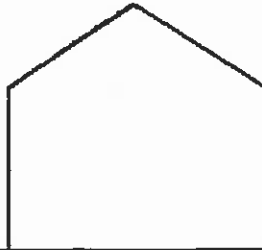
March 24, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations - a. BSOA #07515-07516- Gallatin Properties, LLC- Jackleg Coral Fence	Michele Geppert, Staff Cleve Johnson, Owner	Discuss/Motion
4. Sketch Plan Review - a. BSOA #06206A – Johnson Single Family Residence	Michele Geppert, Staff Ken Johnson, Owner (phone) Stacy Ossorio, Representative	Discuss/Motion
5. Staff Report - a. Covenant Compliance Tracking Sheet b. Performance Deposit Tracking Sheets	Michele Geppert, Staff	Discuss/Motion
6. Other Committee Business - a. Approval of March 10, 2011 Meeting Minutes b. Second Reading and Adoption of Amended Design Regulations	Mary Jane McGarity, Staff Mindy Nowakowski, Staff and Michele Geppert, Staff	Discuss/Motion
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

---

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Doug Kremer • Elliot Iszler • Kenny Holtz • Stacy Ossorio

---

## Architectural Committee Meeting – March 24, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present included Cleve Johnson and Bradley Johnson (in person) and Ken Johnson (via phone). No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present for discussion included Brian Wheeler, Stacy Ossorio, Kenny Holtz, and Mary Michelle "Mitch" Furr. Committee member Sharon Douglas was present during the meeting via phone. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations –

a. **BSOA #07515-07516 Gallatin Properties, LLC** (Lots 3 and 4, Minor Subdivision No. 214, Gallatin County) – Owner Cleve Johnson of Gallatin Properties, LLC and his daughter, Bradley Johnson, were present for discussion of their proposed jackleg fence. Michele Geppert presented the preliminary review findings to the Committee discussing that the proposed fence will overlap two properties owned by Gallatin Properties, LLC. The plans also show a ski trail easement for Lone Mountain Ranch; however, the fence does not appear to interfere with this easement. Michele discussed that in a recent approval of a jackleg fence, the BSAC made approval of the fence contingent upon Lone Mountain Ranch signing off and approving its location in relation to the ski trail easement. Cleve added that the purpose of the jackleg fence is to contain horses that he will be bringing out to Big Sky this spring/summer. The BSAC discussed that if either or both of the properties with the fence were to sell to someone else, any changes made to the placement of the fence would have to come back through the Committee for approval as required by the Covenants and Design Regulations. The Committee agreed that the fence as proposed meets all the requirements of the Design Regulations and Covenants and will be a great

addition to this vacant lot. Kenny Holtz made a motion and Elliot Iszler seconded to approve the proposed jackleg fence as submitted. Approval is contingent upon all other regulatory agency approvals. Motion carried unanimously.

#### **4. Sketch Plan –**

\*\*\*Committee member Stacy Ossorio stepped down from the Committee to represent Ken Johnson for the next discussion \*\*\*

**a. BSOA #06206A Kenneth and Kimberly Johnson** (Lot 206A, Block 3, Cascade Subdivision, Madison County) – Owner Ken Johnson (via phone) and the designated project representative Stacy Ossorio (in person) were present for discussion of the Sketch Plan Submittal for the Johnson residence. Michele Geppert presented the preliminary review findings to the Committee discussing that the residence, as submitted, appears to be in compliance with the Design Regulations and Cascade Subdivision Covenants. The proposed slope of the driveway is approximately 2.6%, the average height of the home is 27.94 feet and there is only one wood and two gas burning fireplaces shown on plans. The total square footage of the proposed home is 3,595 habitable square feet and 640 non-habitable square feet. Ken Johnson had nothing more to add. The BSAC discussed that the garage does not have enough windows to break up wall surfaces. Also, some of the stonework along the south elevation lower level of the main home will not be as visible to adjacent properties and the road as the garage and the Committee made the suggestion that some of the stonework be removed from that south elevation wall on the main house and added onto the visible elevations of garage to enhance the curb appeal. Ken Johnson welcomed these comments and discussed that he will take those suggestions into consideration for Final Plan. The Committee suggested that more egress is needed on the south elevation and that the plans could be modified to bring in more natural lighting into the lower level of the home. The Committee then discussed with Mr. Johnson that although the BSAC does not require a licensed architect sign and seal Sketch Plan drawings, this is a requirement for the Final Plan Submittal and strongly recommended Mr. Johnson consider using a Montana State Licensed Architect who is more familiar with local conditions for the Final drawings. The Committee also highly recommended Mr. Johnson consider seeking the services of a licensed engineer. Kenny Holtz made a motion and Mitch Furr seconded to approve Sketch Plan submittal based on comments made during discussion. Motion carried unanimously.

\*\*\*Committee member Stacy Ossorio rejoined discussion as a Committee member\*\*\*

#### **5. Staff Report -**

**a. Covenant Compliance Tracking Sheet** – Michele Geppert discussed that on March 31, 2011 she sent Mr. Butera (BSOA # 06239 Lot 239, Block 3, Cascade Subdivision, Madison County) a letter notifying him that the BSAC approved to move the discussion of his project to April 2011, a month which Mr. Butera confirmed he would be able to attend a BSAC meeting in person to discuss the status of his project. To date, staff has not heard back from Mr. Butera as to which date he would like to attend to participate in discussion of his project. Staff will continue to attempt to contact Mr. Butera and will provide the Committee with an update at the next scheduled BSAC meeting.



The Committee discussed the ongoing Smiley remodel Project (BSOA #04362 Lot 62, Block 3, Meadow Village Subdivision, Gallatin County). Specifically, the Committee noticed areas on the home that were currently under construction that were not approved for modifications during Final Plan review. Michele Geppert said she would follow up with the Committee on the status of the project at the next scheduled BSAC meeting.

**b. Performance Deposit Tracking Sheets** - As the Morris Project completion deadline (BSOA #04407 Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) has passed, the Committee asked Staff to contact Paul Morris to request he attend a future meeting to discuss the status of his project and a possible project extension. Staff will provide the Committee with an update regarding this project and when the owner will be able to attend at the next scheduled BSAC meeting.

**6. Other Committee Business –**

**a. Approval of March 10, 2011 Meeting Minutes** - Mitch Furr made a motion and Kenny Holtz seconded to approved the March 10, 2011 BSAC Meeting Minutes. Motion carried unanimously.

**b. Second Reading and Adoption of the Amended Design Regulations & Website** – The BSAC discussed the re-write of the Design Regulations and the website. The following is a summary of the topics and discussions that took place on each of the items brought up:

**Snow Removal and Storage Area** (Section 2.9 of the Revised Design Regulations) – The revised Design Regulations state *“Snow storage areas of sufficient size to accommodate snow removed from roofs, walkways and driveways shall be provided and shown on the Site Plan. Snow storage areas shall be located on the Property for which snow is being removed from and shall not be pushed into public or private right-of-ways or stored on another person’s property.”* Committee member Elliot Iszler discussed that snow removal storage areas specified on drawings rarely provide enough room for all snow to be stored on a property. This results in the property owners’ pushing excess snow out into the right-of-way; which causes hazardous conditions for BSOA snow removal contractors. Elliot discussed that the BSAC should instead focus on requiring owners blow snow anywhere on their property instead of pushing snow in a specified location. He also discussed that often the proposed snow removal and storage location shown on plans is a heavily landscaped area and will often include trees, shrubs and other landscaped features; thus does not provide enough space for snow to be removed and stored. Staff discussed that the revised Design Regulations are intended to provide guidance in thoughtful design consideration for construction, and that the new website has a link to a separate document called “The ABC’s of Being a Good Neighbor” which addresses neighborly conduct. The Committee and Staff discussed that although snow blowers are ideal, it is not up to the BSAC to require every owner has snow blowing equipment upon completion of the construction of their home. The Committee agreed with Elliot that more care should be taken while reviewing plans and after completion of construction to ensure the snow removal location remains un-landscaped, however, a snow removal and storage area should still be a part of the requirement in every plan reviewed in the instance that snow is pushed

rather than blown on a property. The Committee discussed that no alteration should be made to the revised Design Regulations on the Snow Removal and Storage Area section.

**Wells and Septic Systems** (Not addressed in the revised Design Regulations) – Committee member Elliot Iszler discussed that the Design Regulations do not address Wells or Septic Systems, but they do address several other site features. BSOA Staff discussed that Big Sky Water and Sewer District Ordinance as well as subdivision covenants address wells and septic systems and do not belong in the Design Regulations.

**Variances and Exceptions** (sections 6.1 and 6.2 of the revised Design Regulations) – BSOA Staff clarified that the variance section in the revised Design Regulations exists only due to the fact that one or more of the subdivisions within the BSOA still allow for variances because their covenants specifically address them. Otherwise, variances to Covenants are not permitted. However, a separate section titled “Exceptions” was created to allow the Committee discretion interpreting the Design Regulations. This section states *“The BSAC reserves the right that when in its sole discretion, granting an exception to the particular provision(s) of the Design Regulations will not substantially affect the general aesthetic for the immediate area within the BSOA’s Jurisdiction. The BSAC also reserves the right that when an Owner requests an exception to a provision(s) of the Design Regulations that the BSAC may in its sole discretion, solicit input from Owners of Adjacent Properties.”* Committee members Stacy Ossorio and Sharon Douglas expressed concern in allowing the Committee the sole discretion in granting an exception to a particular provision(s) of the Design Regulations without sending notices to adjacent property owners. Sharon suggested that all properties within 300 feet of property requesting an exception should be notified. Sharon also suggested that quantifiable limits be set when considering sending notices to adjacent property owners. For example if the item exceeds 50% of the prescribed requirement of the Design Regulations, then it would be required that neighbors are sent notifications, but anything under 50% of the prescribed requirement would not. The Committee and Staff discussed that the previous Design Regulations allowed the Committee the discretion in reviewing for compliance with guidelines on uninterrupted roof ridge and wall lengths without going through a notification process, and this has been working well. By creating prescriptive regulations on whether a particular element of a project should notify neighbors, the BSAC will be obligated to send notices when the applied variance may exceed the 50% and, but may be more aesthetically pleasing than the alternative that follows the Design Regulation limits. Likewise providing a prescribed percentage also limits the ability of the Committee to notify neighbors when smaller but less aesthetically pleasing exception requests have been made. The Committee discussed that if the Design Regulations do not require that notification get sent to adjacent neighbors when exception are being considered, it is critical the reasons for not doing so are well documented in the meeting minutes. The Exceptions sections should be rewritten with minor adjustments inserted to read:

*“The BSAC reserves the right to grant an exception to any provision(s) of the Design Regulations when in its sole discretion, granting an exception to the particular provision(s) of the Design Regulations will not substantially affect the general aesthetic of the immediate area within the BSOA’s Jurisdiction. The BSAC also reserves the right that when an Owner requests an exception to a provision(s) of the Design Regulations that the BSAC may in its sole discretion, solicit input from Owners of Adjacent Properties.*

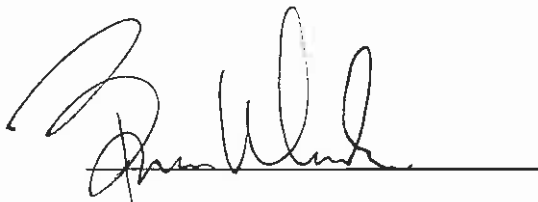
*The BSAC shall provide reasons recorded in the minutes for its decisions regarding notification of Owners of Adjacent Properties. The BSAC shall also provide reasons recorded in the minutes for its decisions in deciding to grant an exception to any provision(s) of these Design Regulations.*

*The privilege may be exercised by the BSAC without relinquishing its right to enforce the same provision(s) of the Design Regulations."*

**Windows** (Section 4.6 of the revised Design Regulations) – Committee member Sharon Douglas explained that windows are often brought up during BSAC reviews and the BSAC should consider adding a minimum percentage of window per exterior wall space requirement in the Design Regulations. The Committee and Staff discussed this idea and agreed that while many projects come through architectural review having issues with windows, issues seem to relate more to proper placement rather than quantity provided. Quantity and placement of windows should really be dealt with on a case-by-case basis as they related to each unique project. This section of the Design Regulations was amended to state *"Windows, door pattern and reveals shall be carefully designed to create interest and variety while maintaining continuity of size, shape, orientation and placement throughout a given building."*

Kenny Holtz made a motion and Mitch Furr seconded to approve the Design Regulations dated March 24, 2011 to be published on the BSOA website based on the discussions above. In addition, Kenny Holtz moved and Mitch Furr seconded to approve the format and content of the sections labeled Overview, Approval Process, Construction Standards, Sample Submittals, BSAC FAQ's, Contact Us, and Definitions as published on the BSOA website recognizing that these sections of the website are fluid and therefore authorizes BSOA staff to make and publish changes to those sections as necessary. Motion carried unanimously.

**7. Adjourn –** Mitch Furr made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 10:15A.M. Motion carried unanimously.

A handwritten signature in black ink, appearing to read 'Brian Wheeler', is written over a horizontal line.

Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

April 14, 2011

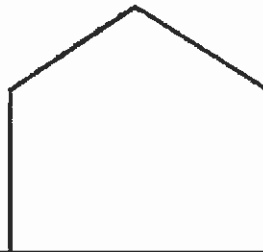
Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Final Plan Review –		Discuss/Motion
a. BSOA #04309-04310 – Hilton Addition	Bob Brooks, Architect	
b. BSOA #02731 – Holder Single Family Residence	Dennison Holder, Owner & Builder	
4. Minor Alterations –	Michele Geppert, Staff	Discuss/Motion
a. BSOA #00410 – Wells Siding Color Modification		
5. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheets		
c. Adopted Design Regulations		
6. Approval of Minutes -	Michele Geppert, Staff	Discuss/Motion
a. Approval of March 24, 2011 Meeting Minutes		
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 160057 • 145 Center Lane • Unit J • Big Sky, Montana 59716

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4399  
email: michele@bigskyoa.org

---

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

---

## Architectural Committee Meeting – April 14, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present included Robert “Bob” Brooks, Mike Brunelle, Josh Greene and Jamie Roberts. No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:10A.M. The Big Sky Architectural Committee (BSAC) members present for discussion included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Mary Michelle “Mitch” Furr, Sharon Douglas and Trever McSpadden. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Final Plan Review –

a. **BSOA #04309 Hilton Additions** (Lots 9 and 10, Block 3, Meadow Village Subdivision, Gallatin County) – Architect Bob Brooks was present for discussion and represented the Hiltons in their request for Final Plan approval for their proposed additions. Michele Geppert presented the preliminary review findings to the Committee discussing that lots 9 and 10 were officially aggregated through Gallatin County and a recorded deed describing such amendment has been provided. Mindy Nowakowski clarified that there are two different methods to aggregate lots through the County and include either recording a deed or amending the plat. In this instance, these owners opted to record a deed instead of amending the plat. As a recorded plat is not available and Staff is charged with reviewing compliance with setbacks, the survey in addition to the staking letter must be submitted prior to commencing construction, and that survey must indicate the new setbacks as required for aggregated lots in the Amended and Restated Covenants of the Meadow Village and all new construction may not encroach upon those new setbacks. Michele Geppert discussed that most materials will match existing; however, the owners are proposing a slightly different stone veneer for the chimney. The Committee discussed the proposed stone veneer materials with Bob Brooks and agreed that the chimney veneer should match existing veneer. The Committee then discussed the proposed landscaping, and were in agreement that plans, as submitted, are fine. Kenny Holtz made a motion and Sharon Douglas seconded to approve the Final Plans for the

Hilton additions contingent upon: 1) receiving the survey of the property showing that new construction will not encroach on the aggregated setbacks as required by the Amended and Restated Covenants of the Meadow Village; 2) the stone veneer for the chimney must be done in the same veneer that already exists around the home; 3) all other regulatory agency approvals. Motion carried unanimously.

**b. BSOA #02731 – Holder Single Family Residence** (Lot 31, Block C, Aspen Groves Subdivision, Gallatin County) – Architect Mike Brunnel was present for discussion and represented Dennison Holder in his request for Final Plan approval of a new single family residence in Aspen Groves. Michele Geppert presented the preliminary review findings to the Committee: there is a retaining wall called out in the site plan, however, dimensions have not been noted; one fireplace has been proposed but appears that it may be the sole source of heat for the home; the roof ridge length, as discussed during the March 10, 2011 BSAC review, is in compliance with Design Regulations; the wall length, as discussed during the March 10, 2011 BSAC review, is in compliance with Design Regulations; plans show roof overhangs that are less than the required 2 feet minimum in areas; and the landscaping looks adequate. Mike Brunnel discussed that the fireplace will be installed as a secondary source of heat, but that the primary source of heat will be radiant. He further discussed that areas with limited roof overhangs will be wrapped and heavily insulated to prevent ice damming, but the owner wanted to maintain the barn aesthetic by keeping overhangs down to a minimum. He then discussed that the retaining wall indicated on plans will not be visible above grade, therefore, the dimensions were provided in plans. Also, Mike explained that the sample materials were unavailable for review, therefore, would have to be approved during a future meeting date. The Committee discussed the roof overhangs and agreed, the shorter overhangs were complimentary with the rest of the barn aesthetic. Michele Discussed that the Aspen Groves Homeowners Association has requested notice for all projects within Aspen Groves, and emails with the drawings attached were emailed to Aspen Groves board member Bill Reid on March 2, 2011, and Bill responded on March 15, 2011. Kenny Holtz made a motion and Mitch Furr seconded to approved the Final Plan drawings for the Holder Residence contingent upon: 1) Submitting materials for review at a future BSAC meeting; 2) and all other regulatory agency approvals. Approval was made based on all discussions as recorded in minutes from Sketch Plan Review on March 10, 2011 and the above discussion points as noted above.

\*\*\*Kenny Holtz left the meeting at 9A.M.\*\*\*

#### **4. Minor Alterations -**

**a. BSOA #00410 – Wells Siding Modification** (Lot 4, Pinewood Hills Subdivision, Gallatin County) – Josh Greene was present for discussion and represented George Wells in his request for approval of the proposed siding color modification. Michele discussed that the new proposed color is ‘Timberbark’ by Hardie Plank. Josh Greene showed the Committee samples of the siding. Mitch Furr made a motion and Kenny Holtz seconded to approve the new siding color as submitted. Motion carried unanimously.

#### **5. Staff Report -**

**a. Covenant Compliance Tracking Sheet** – Michele Geppert discussed that on March 31, 2011 she sent Mr. Butera (BSOA # 06239 Lot 239, Block 3, Cascade Subdivision, Madison County) a letter notifying him that the BSAC approved to move the discussion of his project to April 2011, a month which Mr. Butera confirmed he would be able to attend a BSAC meeting in person to discuss the status of his project. On April 9, 2011, Michele Geppert received an email from Mr. Butera confirming that he “will be at the last meeting in April.”

Michele Geppert discussed the ongoing Smiley remodel Project (BSOA #04362 Lot 62, Block 3, Meadow Village Subdivision, Gallatin County). Specifically, she discussed that the Committee noticed and discussed in their last meeting that there were areas on the home that were under construction but had not been approved for modifications during Final Plan review. She explained that on April 4, 2011 she made contact with the contractor, John Seelye, and John confirmed that new siding was being installed to replace the old worn siding, but that the siding matches existing siding and no modifications to these areas were being made.

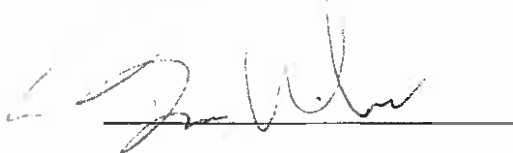
b. **Performance Deposit Tracking Sheets** - As the Morris Project completion deadline (BSOA #04407 Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) has passed, Staff has contacted Owner Paul Morris to request he attend a future meeting to discuss the status of his project and a possible project extension. Michele Geppert sent Paul Morris a letter on March 30, 2011 and a date has not yet been determined as to when Mr. Morris will be able to attend a meeting in person. The BSAC discussed that if Paul is unable to attend a meeting in person, he could be present for discussion via phone. Michele discussed that she would relay this on to Paul Morris and continue to work with him on determining a date for the discussion.

Mary Jane McGarity discussed the performance deposit listed on the Performance Deposit Tracking Sheet for the Fritz residence (BSOA # Lot 17, Block 4, Sweetgrass Hills Subdivision, Gallatin County). She explained that this performance deposit has been held by the BSOA since April 29, 2005 because the driveway was never paved as required by the Committee. Staff has sent Mr. Fritz a letter inviting him to participate in discussion at a future BSAC meeting to discuss the current status of his project and the performance deposit. More information will be provided to the Committee prior to this discussion.

**6. Other Committee Business –**

a. **Approval of March 24, 2011 Meeting Minutes** - Mitch Furr made a motion and Trever McSpadden seconded to approved the March 24, 2011 BSAC Meeting Minutes. Motion carried unanimously.

5. **Adjourn** – Stacy Ossorio made a motion and Mitch Furr seconded to adjourn the meeting of the BSAC at 9:37A.M. Motion carried unanimously.

A handwritten signature in dark ink, appearing to read 'Brian Wheeler', is written over a horizontal line.

Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

April 28, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations –		Discuss/Motion
a. BSOA #00404 - Kester Re-Roofing Project	Joe Williams, Contractor	
b. BSOA #04621 – Visser-Leydig Fence	Lauren Visser, Owner	
4. Ongoing Construction Projects –		Discuss/Motion
a. BSOA #06239 Butera Single Family Residence	John Butera, Owner	
5. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheets		
i. BSOA #05415 – Fritz Performance Deposit	Mindy Nowakowski, Staff	
6. Approval of Minutes -	Michele Geppert, Staff	Discuss/Motion
a. Approval of April 14, 2011 Meeting Minutes		
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 160057 • 145 Center Lane • Unit J • Big Sky, Montana 59716



# Big Sky

## Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

### Architectural Committee Meeting – April 28, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present included Lauren Visser, Joseph Williams, John Butera and Jamie Roberts. No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:03A.M. The Big Sky Architectural Committee (BSAC) members present for discussion included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Mary Michelle "Mitch" Furr, Elliot Iszler and Trever McSpadden. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

#### 3. Minor Alterations –

a. **BSOA #00404- Kester Residence Re-Roofing Project** (Lot 4, Pinewood Hills Subdivision, Gallatin County)– Contractor Joseph Williams was present for discussion and represented the Kesters in their request for Final Plan approval for a new roof. Michele Geppert discussed that the Owners would like to replace their roof in 'Weathered Wood' by Timberline. Joseph presented the roofing materials to the BSAC. Stacy Ossorio made a motion and Mitch Furr seconded to approve the new proposed roofing materials as submitted. Approval is contingent upon all other regulatory agency approvals. Motion carried unanimously.

b. **BSOA #04621 – Visser-Leydig Residence Fence Project** (Lot 21, Block 6, Meadow Village Subdivision, Gallatin County) – Owner Lauren Visser was present for discussion of the fence project. Michele Geppert discussed that Lauren had submitted a cover letter for her project that outlined the reasons for the two proposed fences. Lauren reiterated these reasons and showed the Committee photos of the two fence locations that would be visible from neighbor's homes and Spotted Elk Road. She discussed that the fences would be built with three cedar post rails with welded wire and would be approximately 45 feet in length and 18 feet in depth on the south side of the home approximately 21 feet wide and 40 feet in depth with a hinged gate at the north end of the home. Dimensions are shown on the submitted

Site Plan. The Committee discussed the two fences based on the Amended and Restated Protective Covenants of the Meadow Village Subdivision that state "fence...must serve to enhance the appearance of the site." The Committee discussed that there are very few fences currently in the Meadow Village Subdivision and if approved, these fences may set a precedence. The BSAC also discussed that because the proposed fences are aesthetically pleasing because materials are complimentary to the existing materials on the home and that the fences would be installed for safety purposes, they would consider the fence application if the two neighbors (directly to the left and right) of the property were notified and had a chance to provide their feedback. Kenny Holtz made a motion and Mitch Furr seconded to notify and request feedback from the neighbors on lots 22 and 20 of Block 6 of the Meadow Village Subdivision. The BSAC will then take these neighbor's written feedback into consideration at one of the next two scheduled BSAC meetings. Motion carried unanimously.

#### **4. Ongoing Construction Projects –**

**a. BSOA #06239 – Butera Single Family Residence** (Lot 239, Block 3, Cascade Subdivision, Madison County) – Owner John Butera was present for the discussion on his ongoing construction project for a new single family residence. Mr. Butera discussed that he was unable to get the logs stacked on site last fall, however, the slabs have been poured. The logs are scheduled for delivery in early June (2011). Mr. Butera discussed that even if the logs are delivered at that time, the foundation plans are complex due to plans for geothermal piping to be installed. He discussed that because of the complexity of the foundation, the exterior of the home will not be closed in by the end of 2011 building season. The BSAC discussed that the residence must be closed in by the end of the 2011 building season because the project deadline, as approved during the October 28, 2011 BSAC meeting, is April 28, 2012. During the October 28, 2010 BSAC meeting, the BSAC discussed that the exterior should have the appearance as though it is complete, yet still allow for work to be completed on the interior. The BSAC discussed that the slabs for the foundation are already in place and that the expectation to have walls up and enclosing the interior from the exterior is not an unreasonable expectation. To help achieve this goal, Mr. Butera needs to create a realistic timeframe to be submitted to the Committee that outlines all construction milestones between now and enclosure which must be completed during the upcoming building season. This timeline needs to be submitted by May 30, 2011 so that it may be reviewed at the June 9, 2011 BSAC meeting. Trever McSpadden made a motion and Kenny Holtz seconded to require that a schedule outlining all project milestones to be completed during the 2011 building season, which will result in complete enclosure (walls and roof) by the end of the 2011 building season be submitted by Mr. Butera on or before May 30, 2011. The BSAC will then review and discuss this timeline with Mr. Butera during its meeting scheduled for June 9, 2011 (pending quorum). Motion carried unanimously.

#### **5. Staff Report -**

**a. Covenant Compliance Tracking Sheet** – Michele Geppert asked the Committee if they had any questions or comments regarding the one item listed on the Covenant Compliance Tracking Sheet. No questions or comments were made.

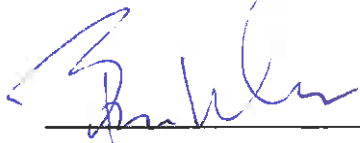
**b. Performance Deposit Tracking Sheets -**

i. Mindy Nowakowski discussed the performance deposit listed on the Performance Deposit Tracking Sheet for the Fritz residence (BSOA #05417 Lot 17, Block 4, Sweetgrass Hills Subdivision, Gallatin County). She explained that a letter was sent to Mr. Fritz and he had responded with a certified letter. The Committee discussed Mr. Fritz's response to the letter staff sent, and came to consensus that because the home was originally approved for and built with a gravel driveway, that they would release the remaining performance deposit in the amount of \$3,500. Mitch Furr made a motion and Kenny Holtz seconded to release the remaining Performance Deposit in the amount of \$3,500 finding that the original home was approved without a paved driveway. Motion carried unanimously.

No other comments or questions came up during discussion on the Performance Deposit tracking sheet.

**6. Approval of the April 14, 2011 BSAC Meeting Minutes –** Mitch Furr made a motion and Trever McSpadden seconded to approve the April 24, 2011 BSAC meeting minutes as submitted. Motion carried unanimously.

**7. Adjourn –** Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:39A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

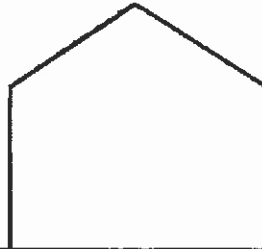
May 12, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations –		Discuss/Motion
a. BSOA #07206 – BSCC Ongoing Park Construction	Katie Morrison, BSCC Executive Director Trevor McSpadden, BSCC Board Member	
b. BSOA #04205 – Hammelman Repaint Project	Scott Hammond, Property Manager	
4. BSAC Resolution-		
a. Performance Deposit Resolution Memo	Mindy Nowakowski, Staff Mary Jane McGarity, Staff Michele Geppert, Staff	Discuss
5. Staff Report -		
a. Covenant Compliance Tracking Sheet	Michele Geppert, Staff	Discuss/Motion
b. Performance Deposit Tracking Sheets		
6. Approval of Minutes -		
a. Approval of April 28, 2011 Meeting Minutes	Michele Geppert, Staff	Discuss/Motion
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4399  
email: michele@bigskyoa.org

---

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trevor McSpadden • Stacy Ossorio

---

## Architectural Committee Meeting – May 12, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present included Katie Morrison, Steve Johnson, and Scott Hammond. No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:03A.M. The Big Sky Architectural Committee (BSAC) members present for discussion included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Trevor McSpadden. Mary Michelle “Mitch” Furr was present for discussion via phone. The Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

\*\*\*Committee member Trevor McSpadden stepped down from the Committee to represent the Big Sky Community Corporation in the presentation of their park improvements\*\*\*

### 3. Minor Alterations –

a. **BSOA #07206 – The Big Sky Community Corporation Community Park Improvements** (Tract 2-A, Sweetgrass Hills Subdivision, Gallatin County)– Big Sky Community Corporation (BSCC) Executive Director Katie Morrison, BSCC Board member and project manager Trevor McSpadden and BSCC Board member Steve Johnson were present for discussion of the BSCC Park improvements planned for the 2011 construction season. Michele Geppert presented the preliminary review findings, discussing that the BSCC intends on: relocating the existing storage/concession building; building a new trash enclosure; pouring the pad, installing basketball hoops and painting the lines for the basketball court; leveling and grading an area of the park to install a refurbished skateboard ramp; installing curbs and paving the parking lot; and installing two scoreboards (one on each softball field). Trevor McSpadden discussed that the park will be constructed with electrical lines installed underground for future use, however, lights will not be installed until the BSCC receives BSAC approval for installation and County approval for the use of field lighting. Katie Morrison discussed that although many of the proposed park improvements have already been funded through donations, grants and fundraising efforts, several of

the items presented at today's meeting are dependent upon funding through the Resort Tax Grant Allocation coming up in June, 2011. The BSAC discussed the proposed improvements, and questioned if the BSCC intends on posting banners up around the softball field fencing for advertising. Trever McSpadden, Steve Johnson and Katie Morrison discussed that although they have considered doing this in the future, they do not have plans to post banners or other advertisement up around the softball fields at this time. The BSAC discussed that if plans change and they want to place banners or advertisement up around the softball field, the BSCC would need BSAC approval prior to doing so. The BSAC further discussed that banners are discouraged in BSOA Design Regulations.

\*\*\*Committee member Trever McSpadden rejoined discussion as a Committee member\*\*\*

\*\*\*Committee member Mitch Furr left the meeting at 8:30A.M.\*\*\*

**b. BSOA #04205 – Hammelman Repaint Project** (Lot 5, Block 2, Meadow Village Subdivision, Gallatin County) – Scott Hammond, with Hammond Property Management, was present for discussion and represented Jim Hammelman in his request for approval for the proposed repaint project. Michele Geppert discussed that the trim and soffits will be painted in 'Oxford Brown' by Olympic, the dormer and garage doors will be painted in 'Mahogany' by Olympic and the siding will be painted in 'Timberline' by Olympic. Scott Hammond presented the Committee with a photo of the existing home, discussing that the current paint on the home is starting to peel. He then showed the Committee the same drawing of the existing home with the proposed colors drawn over. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the proposed paint colors as submitted. Motion carried unanimously.

#### **4. BSAC Resolution –**

**a. Performance Deposit Resolution Memo** - Mindy Nowakowski discussed the historical background of Performance Deposits (PDs) and Review Fees with the Committee. She explained that the BSOA used to accept Surety Bonds and Letters of Credit for PDs, however, in recent years several issues have arisen with these types of PDs and the BSAC no longer accepts them. The BSAC discussed that similar issues may arise with Certificate of Deposits (CDs), therefore, they discussed that CDs will no longer be an acceptable form of a performance deposit.

The BSAC also discussed that when only accepting cash as an acceptable form of performance deposit, a small amount of interest would accrue. Mary Jane McGarity clarified that the BSOA has never paid interest earned on a cash performance deposit; the Board uses this money at their discretion and this should probably be managed this way moving forward.

The BSAC discussed making several changes to the Review Fee and Performance Deposit Schedule with staff. The first draft of the resolution reflecting the proposed changes will be prepared and ready for the BSAC to review during the next BSAC meeting.

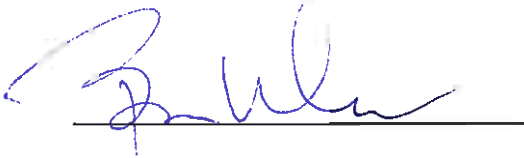
**5. Staff Report -**

**a. Covenant Compliance Tracking Sheet** – Michele Geppert asked the Committee if they had any comments or questions pertaining to the Covenant Compliance Tracking Sheet. No comments or questions were brought up.

**b. Performance Deposit Tracking Sheets** - Michele Geppert discussed that Mr. Morris (BSOA #04407, Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) has confirmed that he will attend the June 9, 2011 BSAC meeting. Also, as discussed at the April 28, 2011 BSAC meeting, Mr. Butera's timeline for his ongoing project (BSOA #06239, Lot 239, Block 3, Cascade Subdivision) will be reviewed during the next BSAC meeting as well.

**6. Approval of the April 28, 2011 BSAC Meeting Minutes** – Trever McSpadden made a motion and Kenny Holtz seconded to approve the April 28, 2011 BSAC Meeting Minutes. Motion carried unanimously.

**7. Adjourn** – Kenny Holtz made a motion and Trever McSpadden seconded to adjourn the meeting of the BSAC at 10:30A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

May 26, 2011  
BSAC Meeting

**\*\*Cancelled\*\***

No Quorum



# Big Sky Architectural Committee Meeting Agenda

---

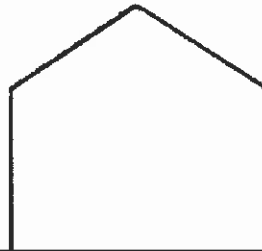
June 9, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations –		Discuss/Motion
a. BSOA #04621 - Visser-Leydig Fence	Lauren Visser and Eric Leydig, Owners	
b. BSOA #02605 - Hogan Paint Modification Project	Michele Geppert, Staff Appointed Rep.	
c. BSOA #01004 - Holder Deck Removal Project	Dennison Holder, Owner	
4. Approval of Minutes -	Michele Geppert, Staff	Discuss/Motion
a. Approval of May 12, 2011 Meeting Minutes		
5. Project Extension Request-		
a. BSOA #04443 – Doc's Real Estate Landscaping	John Delzers, Project Representative	
6. Ongoing Construction Projects –		Discuss/Motion
a. BSOA #06239 - Butera Single Family Residence	John Butera, Owner	
7. BSAC Resolution-		
a. Big Sky Architectural Committee Procedure Resolution - First Reading	Mindy Nowakowski, Staff	Discuss
8. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheets		
9. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee



PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4399  
email: michele@bigskyoa.org

---

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

---

## Architectural Committee Meeting – June 9, 2011

8:00A.M. BSOA Conference Room

145 Center Lane Suite J. Big Sky, MT. 59716

1. Membership Forum was called by committee Chair Brian Wheeler. The Big Sky Owners Association (BSOA) members and project representatives present included Dennison Holder and John Delzer. No comments were made.

2. Committee Chair Brian Wheeler called the meeting to order at 8:10A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio and Trever McSpadden. BSAC members Sharon Douglas and Elliot Iszler were present via phone. Big Sky Owners Association staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations –

a. **BSOA #04621 – Visser-Leydig Residence Fence Project** (Lot 21, Block 6, Meadow Village Subdivision, Gallatin County) – Michele Geppert discussed that the Owners had confirmed they would attend the BSAC meeting in person, however, they had not shown up for the meeting. The BSAC discussed that they would review the application as submitted by the Owners along with any feedback received by neighbors. Michele Geppert gave an overview of the project and discussed that this application was submitted for review during the April 28, 2011 BSAC meeting, and during that meeting the BSAC approved to request feedback from the neighbors on lots 20 and 22 of Block 6 of the Meadow Village Subdivision with regards to two proposed fences. The neighbors would be given 30 days from the April 28, 2011 BSAC meeting date to respond, and after 30 days, the BSAC would evaluate the feedback and make a final decision. She discussed that the notices were sent to both sets of neighbors located on lots 20 and 22 and certified slips confirming the receipt of all notices were received back from staff. In addition, feedback from the owner of lot 20, Rodney Wimmer, responding in favor of both fences was received. Michele Geppert confirmed that although certified slips were signed and returned confirming the neighbors of lot 22 received the notice requesting feedback, these owners did not respond.

The BSAC discussed the proposed fence to be located on the south side of the residence. This fence is nearest the Wimmer residence and does comply with the Amended and Restated Protective Covenants of the Meadow Village Subdivision that state that the “plan must set forth in detail the landscaping to be installed...which must serve to enhance the appearance of the site.” The BSAC discussed that this fence

will match the materials already existing on the residence and will also be heavily screened by vegetation. The BSAC also discussed that this fence was proposed as an added safety feature and although the BSAC does not agree that the fence will provide complete protection and safety from wildlife, they discussed that this fence may help. Stacy Ossorio made a motion and Trever McSpadden seconded to approve the proposed fence to be located on the south side of the residence based on: 1) positive feedback received by the neighbor of lot 20; 2) the fact that the request was being made because the Owners felt it would help provide added safety from wildlife; and 3) the fence enhances the appearance of the site. Note that while the BSAC agrees the fencing may help deter animals, it is likely the fence will not prevent all wildlife from entering the fenced off area and the BSAC recommends the Owners take other measures to ensure the safety of their pets and children when placed within the fenced off area. Motion carried unanimously.

The BSAC further discussed the second proposed fence to be located on the west side of the residence nearest the neighbors of lot 22. The BSAC again discussed the Owners concerns over the wildlife as it relates to the safety of their children and pets and felt that the previously proposed and approved fence to be located on the south side of the residence serves this intended purpose; although as noted in the motion for approved fence to be located on the south side of the home "that while the BSAC agrees the fencing may help deter animals, it is likely the fence will not prevent all wildlife from entering the fenced off area." The BSAC also discussed that this proposed fence does not comply with the Amended and Restated Protective Covenants of the Meadow Village Subdivision that state that the "plan must set forth in detail the landscaping to be installed...which must serve to enhance the appearance of the site." The BSAC discussed and agreed that while the fence materials will match the existing materials of the home, the location does not enhance appearance of the site because it is not incorporated within existing landscaping and will be highly visible from the street and other nearby neighbors. Lastly, the BSAC discussed that the proposed fence appears to be located within setbacks. Trever McSpadden made a motion and Sharon Douglas seconded to deny the proposed fence proposed on the west side of the home based on 1) the lack of feedback (positive/negative) received by the neighbors of lot 22 nearest this proposed fence; 2) the proposed fence to be located on the south side of the lot has been approved and will help serve the intended purpose of the Owners; 3) this fence does not comply with the Amended and Restated Covenants of the Meadow Village Subdivision as the fence will not enhance the appearance of the site; and 4) the fence appears to be located within the setbacks. Motion carried unanimously.

**b. BSOA #02605 – Hogan Paint Modification Project** (Lot 5, Block B, Aspen Groves Subdivision, Gallatin County) – Michele Geppert discussed that neither the Owner nor the project representative was available to attend the meeting. She discussed further that the designated project representative, Denis Henley, was made aware during a staff consultation that the decision of the BSAC may be tabled if the BSAC has questions in which staff is unable to answer. Michele Geppert presented the preliminary staff review and showed the BSAC a photo of the home with the existing paint as well as the submitted color samples. She discussed that the soffit and shingles will be painted in Sherwin Williams "Woodscapes" 'Fireweed' (#6328); the siding, decks and railing will be painted in Sherwin Williams "Woodscapes" 'Otter' (#6041); and the window trim, fascia and log knee braces will be painted in Sherwin Williams "Woodscapes" 'Cut the Mustard' (#06384). Michele Geppert discussed that according to Denis Henley, the colors 'Fireweed' and 'Cut the Mustard' were already painted on the home, the only change being made was the 'Otter' color which was originally a stain, and now will be painted as a solid color similar to what is already there. Michele then showed the BSAC photos of the existing paint colors on the home, and the BSAC discussed that the colors 'Cut the Mustard' and 'Fireweed' did not appear to be painted anywhere on the home as shown in the photograph. The BSAC discussed a number of questions

and concerns for the proposed paint colors and discussed that they would like to receive feedback from the Aspen Groves Homeowners Association prior to making their decision. Therefore, the BSAC will table this review until a later time.

**c. BSOA #01004 – Holder Deck Project (Stillwater Condominium #1004, Mountain Village Subdivision, Madison County).** Owner Dennison Holder was present to discuss proposed changes to his Stillwater condominium. Michele Geppert discussed that Stillwater Condominiums were originally approved and built with back decks, and recently, the Stillwater Association received approval to enclose back decks and convert them into habitable living space. When this was approved, the current owner of unit 1004 converted the deck. Now, Dennison would like to convert the habitable living space back into a deck to match his neighbor's deck. The style, color and materials will match the neighbor's deck. The BSAC discussed that they needed an official letter or meeting minutes reflecting that the Stillwater Condominium Association has approved this change to convert the habitable living space back into a deck. Trever McSpadden made a motion and Stacy Ossorio seconded to approve the project as submitted contingent upon the Stillwater Condominium Association approval. Official proof in the form of a formal letter or meeting minutes provided by the Stillwater Condominium Association must be submitted prior to beginning construction. Motion carried unanimously.

#### **4. Approval of Minutes –**

**a. Approval of May 12, 2011 Meeting Minutes** - The BSAC discussed that the discussion and motion regarding the Pinnacles needed to be added into the May 12, 2011 BSAC meeting minutes. Trever made a motion and Stacy seconded to approve the May 12, 2011 BSAC Meeting Minutes with the amendment as discussed. Motion carried unanimously.

#### **5. Project Extension Request-**

**a. BSOA #04443 – Doc's Real Estate Landscaping (Lot 43, Block 4, Meadow Village Subdivision, Gallatin County)** - The designated project representative, John Delzer, was present for discussion of the proposed project completion extension. John Delzer discussed that due to a wet spring season as well as the fact that Mr. Olson (Owner) has been in the hospital, the work on site has not been completed. He discussed that a one-month project extension with a deadline of July 15, 2011 would provide him a chance to get this project completed and wrapped up. Stacy Ossorio made a motion and Sharon Douglas seconded to approve a project extension for the landscaping project with a new completion deadline of July 15, 2011. Substantial completion requires that all approved work must be completed on or before this date including restoring all disturbed areas as well as removing staging materials, equipment, debris, and machinery from site. Motion carried unanimously.

#### **6. Ongoing Construction Projects –**

**a. BSOA #06239 - Butera Single Family Residence (Lot 239, Block 3, Cascade Subdivision, Madison County)** - Owner John Butera was invited by BSOA Staff to attend the meeting either via phone or in person, but Mr. Butera was not present for this discussion. Michele Geppert presented the BSAC with the submitted timeline for the Butera residence along with photographs of construction site. The BSAC discussed that although the timeline indicates the project will be completed after the project deadline of April 28, 2011, the project appears to have made great progress and if this type of momentum continues, the Butera residence should be completed before the project deadline. The BSAC requested Staff write an encouraging letter to the Owner expressing gratitude for commencing construction early on during the spring season despite snow conditions, and to keep up the good work. The BSAC will continue to review the progress made on the residence on a monthly basis. The Owners are more than welcome to attend and participate in discussion regarding construction progress.

\*\*\*BSAC member Trever McSpadden left the meeting at 9:25A.M.\*\*\*

**7. BSAC Resolution-**

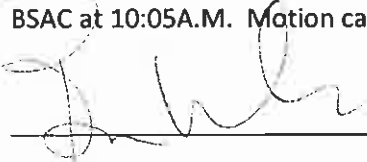
a. Big Sky Architectural Committee Procedure Resolution, First Reading – The BSAC discussed the first reading of the Big Sky Architectural Committee Procedure Resolution and several BSAC members made comments and suggestions for changes to staff. The Second Reading reflecting suggested changes will be ready for review at the next BSAC meeting.

**8. Staff Report -**

a. Covenant Compliance Tracking Sheet - Staff asked the BSAC if they had any comments or questions regarding the Covenant Compliance Tracking Sheet. No comments or questions came up during this discussion.

b. Performance Deposit Tracking Sheets - Staff asked the BSAC if they had any comments or questions regarding the Performance Deposit Tracking Sheets. No comments or questions came up during this discussion.

9. Adjourn – Stacy Ossorio made a motion and Sharon Douglas seconded to adjourn the meeting of the BSAC at 10:05A.M. Motion carried unanimously.

A handwritten signature in dark ink, appearing to read 'Brian Wheeler', is written over a horizontal line.

Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

June 23, 2011

Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. Minor Alterations –</b>		Discuss/Motion
a. BSOA #04611 – Jorgenson Fence	Kevin Kelleher, Project Representative	
b. BSOA #02605 – Hogan Paint Project	Dennis Henley, Contractor	
<b>4. Approval of Minutes -</b>	Michele Geppert, Staff	Discuss/Motion
a. Approval of June 9, 2011 Meeting Minutes		
<b>5. Miscellaneous -</b>		Discuss/Motion
a. Meadow Village Center Condominiums Owners Association (MVCCOA) – Removal of BSAC Design Review	Jamey Kabish, MVCCOA Board Member	
b. Big Sky Architectural Committee Procedure Resolution – Second Reading	Mindy Nowakowski, Staff	
<b>6. Staff Report -</b>	Michele Geppert, Staff	Discuss/Motion
a. Covenant Compliance Tracking Sheet		
b. Performance Deposit Tracking Sheets		
c. Ongoing Construction Project		
i. BSOA #06239 – Butera Residence		
ii. BSOA #04407 – Morris Residence	Paul Morris, Owner	
<b>7. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

## Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

### Architectural Committee Meeting - June 23, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Kevin Kelleher, Dennis Henley and Paul Morris were present. No comments were made.

2. **Call to Order** - Committee Chair Brian Wheeler called the meeting to order at 8:08A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, Kenny Holtz and Trever McSpadden. BSAC member Sharon Douglas was present via phone. BSOA staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations

a. **BSOA #04611 - Jorgenson Decorative Fence and Landscaping Additions** (Lot 11, Block 6, Meadow Village Subdivision, Gallatin County) - Kevin Kelleher was present for discussion and represented the Jorgenson's in their request for approval of the proposed decorative cedar split rail fence. Michele Geppert presented the preliminary review findings to the BSAC and discussed that the proposed fence complies with the requirements of the Meadow Village Subdivision Covenants and the BSOA Design Regulations. In addition to the decorative fence, the Jorgenson's proposed to install three (3) six-to-seven foot Flame Willows and one (1) 10 foot Spruce tree. Kevin Kelleher discussed the purpose of this fence, as stated in the Jorgenson's written statement, is to help delineate the property boundaries from the adjoining lot. Kevin Kelleher further pointed out that the neighbors (BSOA # Lot 10, Block 6, Meadow Village) often perform work outside of their property boundary, and a fence would help prevent the Neighbors from encroaching upon the Jorgenson property in the future. Kevin Kelleher stated that the fence will be situated on the Jorgenson property. Janet Storey discussed that because the proposed fence is a landscaped feature, it should not go directly out to the road (Spotted Elk Road), but slope toward grade and not interfere with the front yard setback. The BSAC discussed and agreed that the fence should not interfere with the front yard setback because this would also interfere with snow removal and storage that takes place in the road easement. Lastly, the BSAC suggested that the fence should bend around the back of the Jorgenson property by adding one more section of fencing onto what is shown on the proposed plan. This would help the Jorgenson's further delineate their property from Tract B and the neighbors lot. Kevin Kelleher discussed that the fence will be set far enough back from the front property line so it does not interfere with the front yard setback or snow removal and that a section will be added on to the back end that will be placed within the rear setback. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the proposed landscaping plan and decorative fence contingent upon changes to the fence as discussed above. Motion carried unanimously.

b. **BSOA #02605 - Hogan Paint Modification Project** (Lot 5, Block B, Aspen Groves Subdivision, Gallatin County) - Dennis Henley was present and served as owner representative for the Hogan's in their request for paint color modifications. Dennis Henley presented the following color scheme: Sherwin Williams "Woodscapes:" 'Woodbriar' (color# 3035) for the trim, log knee braces and fascia; Tobacco (#3039) for

the shingles; and 'Otter' (#6041) for the board and batten. Michele Geppert confirmed the Aspen Groves Homeowners Association was notified with regards to the new proposed colors and reported no objections. Stacy Ossorio made a motion and Kenny Holtz seconded to approve the proposed colors as submitted. Motion carried unanimously.

**4. Approval of Minutes – June 9, 2011** - Trever McSpadden made a motion and Stacy Ossorio seconded to approve the June 9, 2011 BSAC Meeting Minutes. Motion carried unanimously.

#### **5. Miscellaneous**

**a. Meadow Village Center Condominiums Owners** – Mindy Nowakowski presented information regarding the ongoing jurisdiction project of the BSOA; specifically with regards to the Meadow Village Center Condominium Owners Association (MVCCOA). Current condo declarations state that the MVCCOA is responsible for architectural review, but the BSAC has provided this service since 2003 per a written request by the MVCCOA President, Jerry Scott. To clear up the documents, either the MVCCOA has to change their declarations, or they should take back architectural review. Mindy met with the current MVCCOA Chair and they have voted to assume architectural responsibly. After discussion, the BSAC suggested Mindy return to the MVCCOA Board and further discuss the advantages and disadvantages of taking on architectural review (for example, the MVCCOA will need to adopt their own design regulations and policies). It was also suggested that representatives from the MVCCOA attend a BSAC meeting to further discuss.

**b. BSAC Procedure Resolution** – Mindy Nowakowski presented the revised BSAC Procedure Resolution which incorporated earlier BSAC review comments. Kenny Holtz made a motion and Trever McSpadden seconded to approve and recommend the BSOA Board adopt the Big Sky Architectural Committee Procedure Resolution. Motion carried unanimously.

#### **6. Staff Report**

**a. Covenant Compliance Tracking Sheet** - Staff asked the BSAC if they had any comments or questions regarding the Covenant Compliance Tracking Sheet. The BSAC discussed that since the Jorgenson's (lot 11, Block 6, Meadow Village Subdivision) have reported that the patio and landscaped feature at the Lampe-McManus residence (BSOA #04610, Lot 10, Block 6, Meadow Village Subdivision) has potentially encroached upon setbacks and the property boundary, Staff should contact the owners of the property in question and request they perform a full topographic survey to confirm whether or not their property is in violation with covenants. Staff agreed to follow up with the property owner.

**b. Performance Deposit Tracking Sheets** - Staff asked the BSAC if they had any comments or questions regarding the Performance Deposit Tracking Sheets. No comments or questions came up during this discussion.

#### **c. Ongoing Construction Project**

**i. BSOA #04407 – Morris Residence (Lot 7, Block 4, Meadow Village Subdivision, Gallatin County)** – Owner Paul Morris was present for discussion of his single family home project on Little Coyote Road. The purpose of the discussion was to determine how the remaining \$8,000 of Performance Deposit money should be spent to improve the property given the pending foreclosure action on the home. Paul Morris indicated that First Security Bank (who holds the mortgage) is interested in getting exterior landscaping completed to beautify the project. After extensive discussion, the BSAC determined that landscaping was not a priority considering the amount of exposed exterior materials which will likely degrade over the coming winter if not adequately protected. Further, landscaping would likely be damaged during subsequent completion of the home. BSAC priority is to 1) finish all flashing around stonework; 2) cover all exposed plywood and OSB; 3) cover all exposed Tyvek; and 4) clear right-of-way of all dirt piles and boulders. It is expected that remaining project Performance Deposit monies may be used to complete as much of the priority items as possible.

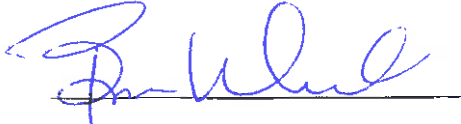
The BSAC discussed that since Paul Morris is familiar with all the details of the project and previous approvals for materials and work remaining on the exterior, Paul Morris should complete and submit a



remediation plan to include a scope of work, estimates for materials and labor, and names of contractors he would suggest to perform the work. He would also need to sign a letter releasing the BSOA of any liability should BSOA participate in the management of any work performed. The remediation plan would be evaluated at the meeting following the submittal.

Kenny Holtz made a motion and Trever McSpadden seconded to change the status of the property to remediation status contingent upon receiving from the Owner: 1) A realistic scope of work outlining the timeframe and cost of labor and materials not to exceed \$8,000; 2) A letter releasing the BSOA of all liability to perform work to complete the exterior as stated in the scope of work; and 3) Clean up the exterior areas including removing the dirt pile and perform noxious weed mitigation. The scope of work will reviewed at the next BSAC meeting and approved as appropriate. Motion carried unanimously.

Adjourn - Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 10:04A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

July 14, 2011

Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. Minor Alterations –</b>		Discuss/Motion
a. BSOA #02104 – Mosca window	Dave Schwalbe, Property Manager	
<b>4. Sketch Plan –</b>		
a. BSOA #06140A – Miller New SFR	Bob Brooks or Reid Smith, Architect	
<b>5. Approval of Minutes -</b>	Michele Geppert, Staff	Discuss/Motion
a. Approval of June 23, 2011 Meeting Minutes		
<b>6. Miscellaneous –</b>		Discuss/Motion
a. Lodges at Elkhorn Creek Approvals Transfer Request	Jon Kennedy, Developer	
b. Lodges at Elkhorn Creek Grass Seed Growth Update	Michele Geppert, Staff	
c. Meadow Village Center Condominiums Owners Association (MVCCOA) – Removal of BSAC Design Review	Jamey Kabish, MVCCOA Board Member	
d. Brownstone Project – Ongoing Project Status Update	Michele Geppert, Staff	
<b>7. Staff Report -</b>	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheet		
c. Update on Ongoing Construction Project		
i. BSOA #04407 - Morris Scope of Work		
<b>8. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyoa.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

## Architectural Committee Meeting – July 14, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Bob Brooks, David Schwalbe and Jamey Kabish were present. No comments were made.

2. **Call to Order** - Committee Chair Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Sharon Douglas and Trever McSpadden. BSOA staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations –

a. **BSOA #02104 Mosca Window** (Black Eagle Condominiums, Mountain Village Subdivision, Madison County)- Property manager Dave Schwalbe was present for discussion and represented the Moscas' in their request for approval of an awning window to be installed on the south side of the unit as illustrated in the submitted plan. Michele Geppert discussed that the window will be four (4) feet in length and three (3) feet in height and will be constructed with materials to match the existing windows. The Black Eagle Condominium Owners Association has already approved this project contingent upon 1) Window/trim/etc for the exterior must be same brand/model as existing; 2) The owner will use the developer, Blue Ribbon Builders, to perform the installation work; 3) BSOA permit is the responsibility of the owner. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the proposed window contingent upon items one (1) and three (3) of the Black Eagle Condominium Owners Association approval. Approval is contingent upon all regulatory agencies. Motion carried unanimously.

### 4. Sketch Plan –

a. **BSOA #06140A Miller New Single Family Residence** (Lot 140A, Block 3, Cascade Subdivision, Madison County)- Architect Bob Brooks of Reid Smith, Architects was present for discussion and represented the Millers in their request for approval of a new single family residence. Michele Geppert discussed that the applicant is making a request for approval of a variance to the 28 foot average height requirement of the covenants and is requesting approval for a height of approximately 31 feet. Additionally, the applicant is requesting approval for an exception to Design Regulations requirement for a minimum roof pitch of 6:12 and is requesting approval for a roof pitch of 3:12. The BSAC discussed that grounds for applying for a variance exist as hardship due to steep topography as it relates to the location of the building envelope meet the variance criteria. Bob Brooks discussed that the roofing material manufacturer also provides a warranty of protection for a roof pitch of 2:12 or steeper.

Kenny Holtz made a motion and Stacy Ossorio seconded to approve the Sketch Plan drawings as submitted with understanding that the proposed height of 31 feet maximum has still yet to be approved and will be considered once Adjacent Neighbors have been notified and given an opportunity to provide their feedback per the Variance process. Once feedback is received, the BSAC will then review the Final Plan drawing and consider the variance request in addition to the neighbor's comments. Motion carried unanimously.

**5. Approval of Minutes -**

a. Approval of June 23, 2011 Meeting Minutes - Trever McSpadden made a motion and Kenny Holtz seconded to approve the June 23, 2011 BSAC Meeting Minutes. Motion carried unanimously.

**6. Miscellaneous -**

a. BSOA #70101A-70303A Lodges at Elkhorn Creek (LAEHC) Approvals Transfer Request (Elkhorn Creek Lodges, Cascade Subdivision, Madison County)- The Owner of the development rights to LAEHC, Jon Kennedy of Elkhorn Creek Condo, LLC, was invited but not able to attend the meeting to discuss his project. Mindy Nowakowski discussed that the previous Owner to the development rights of the LAEHC, Rocky Mountain Bank, recently sold the condominium development to Mr. Kennedy, whom at the time was a current owner of one of the condominiums at the development. She discussed that just as in the case of the Pinnacles, the new owner would need to attend a future BSAC meeting to formally request all previous approvals be transferred over to Elkhorn Creek Condo, LLC. Additionally, the LAEHC homeowners association amended their documents to remove the commons building from plans. As this item was a part of the original BSAC approval to the overall development of this property, the BSAC would need to discuss potentially amending the approval to exclude the commons building.

b. BSOA #70101A-70303A Lodges at Elkhorn Creek (LAEHC) Grass Seed Growth Update (Elkhorn Creek Lodges, Cascade Subdivision, Madison County) - Michele Geppert discussed that the completion deadline for the reseeded of the property, which was a part of the remediation plan required of the original developer, was up on July 15, 2011. She did visit the site to see if the grass had successfully taken and determined that the BSOA should continue to retain the performance deposit because some grass had sprouted, but not growth was not substantial. The BSAC discussed and agreed that Staff should perform an onsite review this coming September to see how much of the grass successfully takes with a few extra summer weeks, and the BSAC will then discuss how much of the remaining \$500 will be used towards re-seeding at that point.

c. BSOA #08009 - 08312 Meadow Village Center Condominium Owners Association (Meadow Village Center Condominium Association, Gallatin County) - Jamey Kabisch of the Meadow Village Center Condominium Owners Association (MVCCOA) Board was present for discussion. Mindy Nowakowski discussed that the current condo declarations state that the MVCCOA is responsible for their own architectural review, but the BSAC has provided this service since 2003 per a written request by the MVCCOA President, Jerry Scott. To clear up the documents, either the MVCCOA has to amend their declaration to clearly state that the BSAC does the review, or they should institute their own architectural review per their declaration. The MVCCOA then voted to approve to not have the BSAC perform architectural review for MVCCOA and a letter was submitted to the BSOA shortly after and received by staff and presented during the June 23, 2011 BSAC Meeting. Jamey discussed that there was never a formal agreement between MVCCOA and the BSAC regarding architectural review, and that the MVCCOA understands that they will have to maintain an account for performance deposits on any new construction project or minor alteration, they will have to do their own covenant compliance and adopt their own design regulations (which will most likely be the

BSOA's Big Sky Architectural Committee's Design Regulations). In addition, they realize that the BSAC is the reviewing entity for the MVCCOA's master sign plan with Gallatin County and they realize that they will have to amend their sign plan to remove BSAC. Trever McSpadden made a motion and Sharon Douglas seconded to acknowledge the receipt of the letter and agree to allow the MVCCOA to maintain architectural control per their existing declaration and consent to removing the BSAC as the reviewing entity under the MVCCOA's Master Sign Plan dated November 15, 2005. Motion carried unanimously.

d. **BSOA #07507-07522 Brownstone Project Ongoing Construction Project Status Update** (COS 1958, Northfork Creek Subdivision, Gallatin County) – Michele Geppert discussed that the Brownstone project is the last of the Development Projects that has an outstanding performance deposit, yet has not completed their project. She then showed the BSAC several site photos and discussed that when the project began, the developer, Randy Brown, had completed all landscaping and paving, so the site was in good shape. To date, two houses have been completed on site and the other remaining sites have been cleared for construction, but foundations have not been poured. The BSAC discussed from reviewing the photos that some areas of the site needed some touching up by cleaning up random debris, pipes, etc, but agreed that the site was in good condition. Sharon Douglas made a motion and Kenny Holtz seconded to approve a 1-year project extension contingent upon cleaning up the random construction debris left throughout the site. Motion carried unanimously.

#### **7. Staff Report -**

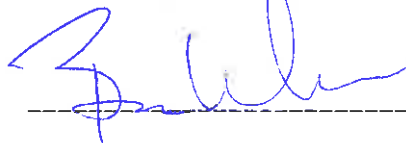
a. Performance Deposit Tracking Sheets – No Comments were made regarding the Performance Deposit Tracking Sheets.

b. Covenant Compliance Tracking Sheet – Michele Geppert discussed that on July....

c. Update on Ongoing Construction Project

i. **BSOA #04407 - Morris Scope of Work** (Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) – Michele Geppert discussed that a scope of work has not yet been submitted by Paul Morris per the June 28, 2011 BSAC approval. As soon as a scope of work has been submitted, she will present the plan to the BSAC. If a scope of work is not received by staff in time for the next meeting, the BSAC will then need to discuss this project again.

**8. Adjourn** – Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:30A.M. Motion carried unanimously.

  
-----

Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

July 28, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations –		Discuss/Motion
a. BSOA #06335 - Molde Retaining Wall	Bob Biggerstaff, Contractor	
b. BSOA #'s 01801-01870 – Bighorns Landscape Upgrade	Neal Taylor, Board Representative	
c. BSOA #07201 - Young Lean-to	Sandy Young, Owner	
d. BSOA #'s 07711-07715 – Lerner Access Road	Mark Chandler, Engineer	
4. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. BSOA #06239 - Butera Update		
b. Performance Deposit Tracking Sheets		
c. Covenant Compliance Tracking Sheet		
5. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyca.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

## Architectural Committee Meeting – July 28, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Eric Ossorio, George Gil, Neal Taylor, Scott Johnson, Mark Parlett, Mark Chandler and Sandy Young were present. No Comments were made.

2. **Call to Order** - Committee Chair Stacy Ossorio, who stepped in for Brian Wheeler, called the meeting to order at 8:27 A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Stacy Ossorio, Kenny Holtz and Trever McSpadden. Committee member Sharon Douglas was present for discussion via phone. BSOA staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations –

a. **BSOA #06335 Molde Retaining Wall** (Lot 335, Block 6, Cascade Subdivision, Madison County) – Contractor Bob Biggerstaff was present for discussion via phone and represented the Moldes' in their request for approval of a retaining wall. Michele Geppert discussed that the wall will be approximately 1 foot in height from the grade, but will be backfilled with soil and seeded to only allow for 4 inches of the wall to be visible. Bob Biggerstaff discussed that the wall was needed to help divert drainage away from the wood foundations. Sharon Douglas made a motion and Kenny Holtz seconded to approve the proposed retaining wall as submitted, contingent upon all other regulatory agency approvals. Motion carried unanimously.

b. **BSOA#'s01801-01870 Bighorns Landscape Upgrade** (Independent Condominium Association, Madison County)– Bighorn Condominium Association (BHCA) board representative Neal Taylor and Property Manager George Gill were present for discussion. Michele Geppert discussed that the BHCA would like to replace the mulch in the front entries of the units with rocks. She discussed that some areas of mulched beds located directly in front of units are smaller and would be completely changed over to rock. Other areas, which are larger and wrap around to the sides of the units, would include a transition between the proposed rock material and existing mulch. Michele Geppert then showed the Committee photos of sample areas that were already changed over. She added that a letter from the BHCA was provided approving this landscaping upgrade. Neal Taylor discussed that the project would begin this summer, one loop of the BHCA would be completed by the end of next summer (2012) and it is likely the second loop would be completed the following summer (2013). Kenny Holtz made a motion and Trever McSpadden seconded to approve the BHCA landscape upgrade as submitted. Approval is contingent upon all other regulatory agency approvals. Motion carried unanimously.

c. BSOA #07201 - Chief Joseph, LLC/ Young Lean-to (Tract II, Sweetgrass Hills Subdivision, Gallatin County) – Owner Sandy Young was present for discussion in her request for approval of the proposed Lean-to. Michele Geppert discussed that Article 7, Paragraphs D of the Amended and Restated Protective Covenants of Sweet Grass Hills Subdivision does allow for a lean-to and states: “Kennels, stables or other facilities for keeping or retention of animals shall be restricted to areas so designated and approved by the BSAC.” The Design Regulations also address detached structure in Section 2.1 and state: “Detached structures are reviewed by the BSAC on a case-by-case basis only when allowed by Covenants or the Zoning Regulation when there are no applicable Covenants. The Design materials of the Detached Structures shall be consistent with the overall design and construction materials of the main residence or building as well as the natural environment.” Michele Geppert discussed that it is highly likely this structure would require a land use permit from Gallatin County because it stands taller than 4 feet tall and the owner should check with Gallatin County prior to beginning this project. Committee member Sharon Douglas questioned whether the location of the proposed lean-to could be moved to an alternative location further away from the road, as this would be less visible and would also be less likely to encroach setbacks by other regulatory agencies. Sandy Young discussed that the proposed location is the best location for the lean-to. Trever McSpadden made a motion and Kenny Holtz seconded to approve the Lean-to in its proposed location contingent upon all other regulatory agency approvals. Committee member Sharon Douglas voted against the proposed location of the lean-to. Motion carried 3-1.

d. BSOA #'s07711-07715 Lerner Access Road (Tract I-A of COS 972 and Tract 1 of COS 1157C, Sweetgrass Hills Subdivision, Gallatin County)- Project Representative and engineer Mark Chandler was present for discussion and represented the Lerner's in their request for approval of a new road. Michele Geppert discussed that in the written statement submitted, Mark Chandler stated that “The road is planned to have a 26 foot wide gravel surface and constructed to county standards. The first 1500 feet of the road was dictated by the 100 foot wide road and utility easement through the Kern property. The route of the remainder of the road was chosen to best fit the topography and keep the removal of trees to a minimum. The grade of the road is to be a 10% grade or less...the purpose of the road is to provide access to these properties.” Mark Chandler confirmed that the proposed road does not appear to interfere with the Lone Mountain Ranch Ski Trail access, but that the Lerner's are working with Mark Parlett, General Manager of Lone Mountain Ranch regarding that ski trail. Mark Chandler discussed that the project will be complete by mid to late October of this year. Mindy Nowakowski discussed that because the project will be completed in October, the approval should cover Tract 1 of 1157C and Tract I-A of COS 972 because Tract 1 of 1157C will be annexed under the BSOA's jurisdiction by October 1, 2011 and the project may not be completed until after that time. Sharon Douglas made a motion and Kenny Holtz seconded to approve the road as proposed through Tract I-A of COS 972 and Tract 1 of COS 1157C contingent upon all other regulatory agency approvals, and subject to posting the appropriate Performance Deposit and paying the Review Fee. Motion carried unanimously.

#### 4. Staff Report -

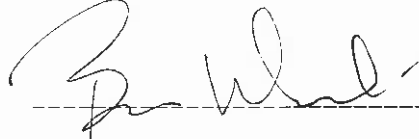
a. BSOA #06239 - Butera Update – Michele Geppert presented updated photographs of the Butera project to the BSAC. No comments were made.

b. Performance Deposit Tracking Sheets – No Comments were made regarding the Performance Deposit Tracking Sheets.



c. Covenant Compliance Tracking Sheet - No Comments were made regarding the Covenant Compliance Tracking Sheet.

**5. Adjourn** – Kenny Holtz made a motion and Trever McSpadden seconded to adjourn the meeting of the BSAC at 9:18A.M. Motion carried unanimously.

A handwritten signature in black ink, appearing to read "Brian Wheeler", is written over a horizontal dashed line.

Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

August 11, 2011

Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. Ongoing Construction Projects</b>		Discuss/Motion
a. BSOA #04610 – Lampe Update	Janet Lampe, Owner Jerry Smania, Architect	
<b>4. Minor Alterations –</b>		Discuss/Motion
a. BSOA #04323 - Mauzy Paint Color Modifications	William Mauzy, Owner (phone)	
b. BSOA #06332 - Bennis Roof and Fascia Alterations	Jeff Bennis, Owner (phone)	
c. BSOA #04305 - Kamman Jackleg Fence	Jim Kamman, Owner (phone)	
<b>5. Approval of Minutes -</b>	Michele Geppert, Staff	Discuss/Motion
a. Approval of July 14, 2011 Meeting Minutes		
b. Approval of July 28, 2011 Meeting Minutes		
<b>6. Staff Report -</b>	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. Miscellaneous		
i. BSOA #04407 – Morris Scope of Work		
<b>7. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

# Big Sky

## Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4899  
email: michele@bigskyca.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

### Architectural Committee Meeting – August 11, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Jan Lampe, Jerry Smania and Richard Von Ehrenkrook were present in person and Jeff Bennis, William Mauzy and Jim Kamman were present via phone. No Comments were made.

2. **Call to Order** - Committee Brian Wheeler, called the meeting to order at 8:11 A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, Kenny Holtz and Trever McSpadden. Committee member Sharon Douglas was present for discussion via phone. BSOA staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

#### 3. Ongoing Construction Projects

a. **BSOA #04610 Lampe-McManus Project Update** (Lot 10, Block 6, Meadow Village Subdivision, Gallatin County) - Owner Jan Lampe, Architect Jerry Smania, and Contractor Richard Von Ehrenkrook were present for discussion of the ongoing construction project. Michele Geppert discussed that a neighbor had reported that he believed the recently installed concrete deck and landscape feature installed in 2009 at the Lampe-McManus residence was encroaching into setbacks or out of the Lampe-McManus property boundaries. As a part of the Enforcement Policy, Michele Geppert followed up by contacting Jan Lampe and arranged a meeting with her along with Mindy Nowakowski to discuss the potential violations. Michele Geppert and Mindy Nowakowski met with Jan Lampe on June 23, 2011 and discussed that the BSAC had requested a topographic survey be performed to establish whether or not these features were installed in setbacks or outside property boundaries. Upon performing a survey, Jan Lampe contacted Michele Geppert and the two met at the property again on July 12, 2011 to discuss the results. The Survey did show that the landscape feature installed in 2009 was outside of the property boundary and located on Tract B of Meadow Village Subdivision, property currently owned by Boyne (BSOA #07102-07103). The survey also showed that a portion of the steps of the concrete deck were placed outside of the property boundary as well. Upon discovery that the concrete steps were poured outside the property boundary, Jan requested her contractor, Richard Von Ehrenkrook completely remove that portion so that the steps would no longer be outside of the property boundary. Michele Geppert showed the BSAC photographs of the concrete steps prior to removal, showing a black line indicating the location of the property boundary drawn by the surveyor, Mark Chandler of C&H Engineering and Surveying Inc. as well as a cut made by Richard Von Ehrenkrook to remove a portion of the step. Richard Von Ehrenkrook discussed that the step was still currently in place, but the portion cut will be removed soon.

Michele Geppert discussed that on June 8, 2010, the BSAC reviewed Final Drawings for the project and she then showed the BSAC the plans that were reviewed and approved. The plans showed shaded areas on the plans and Michele Geppert discussed that those shaded areas were reviewed by the BSAC as they were

believed to be the locations for exterior modifications. The shaded area did not include the deck labeled as "Patio"; therefore, it was not reviewed in detail by the BSAC or Staff during its review. The decision as to whether or not the installation of a new concrete deck in place of the old wood deck was approved or is in violation with the BSAC approval is up to the BSAC to determine during this discussion.

Jerry Smania discussed that he believes the item which has been referred to as a deck by Michele Geppert is a patio. He discussed that Gallatin County planner Tim Skop reviewed this patio prior to construction and provided approval for it based on the fact that it was designed similarly to that of a driveway. Mindy Nowakowski discussed that the County did confirm with the BSOA they discussed the concept of the patio with Jerry Smania, however, it was to the County's understanding that the patio would be at ground level just like a driveway typically is and would not contain a railing. Adding a railing would potentially change this patio into a structure; and a structure installed in the setback would have a required a variance from Gallatin County.

\*\*\*Brian Wheeler left the meeting at 9:00A.M.\*\*\*

The BSAC discussed the situation and agreed that it was very complex. Brian Wheeler did clarify that the BSAC has never approved permanent structures or a concrete deck within the setbacks without an approved variance. Mindy Nowakowski discussed that since the BSAC approved the plans, but approval was contingent upon all other regulatory agencies including Gallatin County, that the BSAC should notify the County of the issue, and provide them the opportunity to make a determination with regard to the concrete deck and determine if it is a structure and if it would need a variance. Trever McSpadden made a motion and Stacy Ossorio seconded to recommend to the BSOA Board to direct BSOA staff to file a complaint regarding the concrete deck with railings. The BSAC would defer to the County's determination and if the County determined it was not a structure, then the BSAC would accept that determination. If the deck was found to be a structure, then the BSAC would support the decision that a variance would be needed. Motion passed 3 to 1; member Kenny Holtz voted against the motion.

The BSAC then discussed the landscape feature installed outside of the property boundary and agreed that that they would table this discussion until a later meeting date, however, agreed that since the project deadline for this major renovation/new construction project was coming up, an extension was necessary. Trever McSpadden made a motion and Kenny Holtz seconded to approve a project completion extension for a new completion deadline of December 31, 2011. Motion carried unanimously.

#### **4. Minor Alterations -**

a. **BSOA #04323 Mauzy Paint Color Modifications** (Lot 23, Block 3, Meadow Village Subdivision, Gallatin County) - Owner William Mauzy was present for discussion via phone. Michele Geppert discussed that the Owner would like to repaint the trim on his home in Hirshfields 'Custom Brown' (9096) and the rest of the exterior of his home in Hirshfields 'Briarwood' (065-2B). Kenny Holtz made a motion and Trever McSpadden seconded to approve the new paint colors as submitted contingent upon all other regulatory agencies. Motion carried unanimously.

b. **BSOA #06332 Bennis Roof and Fascia Alterations** (Lot 332, Block 6, Cascade Subdivision, Madison County) - Jeff Bennis was present for discussion over the phone and represented the Owner, Zenalou Bennis in her request for approval of a roof replacement project. Michele Geppert discussed that the roof material will include replacing the old roof material using the same color and material as the existing roof, GAF Grand Sequoia asphalt shingles in 'Cedar'. The project also includes adding UNA-Clad steel fascia in 'Harford Green'. Jeff Bennis discussed that a cold roof system will be installed and will help prevent ice-damming issues, and will add about four (4) inches of height onto the roof. Michele Geppert confirmed that the home is a single story structure and will not go beyond the 28 ft height requirements of the Cascade Subdivision Covenants with these improvements. Kenny Holtz made a motion and Sharon

Douglas seconded to approve the re-roofing project as submitted. Approval is contingent upon all other regulatory agencies. Motion carried unanimously.

c. **BSOA #04305 Kamman Jackleg Fence** (Lot 5, Block 3, Meadow Village Subdivision, Gallatin County) - Owner Jim Kamman was present for the discussion of his proposed jackleg fence via phone. Michele Geppert discussed that the purpose of this proposed fence is to deter people and utility companies from dumping their construction debris and utilizing his property for construction staging because it's a large vacant property. She discussed that Meadow Village Covenants do not prohibit fences and that the Design Regulations specifically address them in section 2.14.4 which state "In general, fences and walls are discouraged in the BSOA's Jurisdiction; however, they can provide important transition and continuity between architecture and public spaces...Fencing and walls may only be build where permitted by and in accordance with Covenants and as approved by the BSAC." Jim Kamman discussed that last November (2010), Northwestern Energy (NWE) had dumped a bunch of construction debris on his property. Jim Kamman then made contact with NWE Energy and requested they discontinue using his property for this purpose. In late Spring, 2011, Jim Kamman noticed that Northwestern Energy began to use his property again. The BSAC discussed that although fences are discouraged in the BSOA, given the circumstances and the unattractiveness of construction staging and material dumping, a temporary jackleg fence may help people better understand that the property is private property not to be used for this purpose. Kenny Holtz made a motion and Trever McSpadden seconded to approve the temporary jackleg fence contingent upon: 1) the fence is temporary and must be reviewed and approved again by the BSAC in 12-months time (approximately around August 11, 2012); two signs must be approved by BSOA Staff and shall be installed on each section of the fence to indicate that the property is private property and trespassing beyond the fence is not permitted; 3) all other regulatory agencies. Motion carried unanimously.

#### **5. Approval of Minutes -**

a. **Approval of July 14, 2011 BSAC Meeting Minutes** - Kenny Holtz made a motion and Trever McSpadden seconded to approve the July 14, 2011 BSAC meeting minutes as submitted. Motion carried unanimously.

b. **Approval of July 28, 2011 BSAC Meeting Minutes** - Kenny Holtz made a motion and Trever McSpadden seconded to approve the July 28, 2011 BSAC meeting minutes as submitted. Approval is contingent upon minor changes requested by member Stacy Ossorio which add clarify to the Lerner project BSOA #07711-07715). Motion carried unanimously.

#### **6. Staff Report -**

a. **Performance Deposit Tracking Sheets** - No Comments were made regarding the Performance Deposit Tracking Sheets.

b. **Covenant Compliance Tracking Sheet** - No Comments were made regarding the Covenant Compliance Tracking Sheet.

7. **Adjourn** - Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:38A.M. Motion carried unanimously.

  
\_\_\_\_\_  
Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

August 25, 2011

Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. Minor Alterations -</b>		Discuss/Motion
a. BSOA #00071-00112 Yellowstone Condominiums paint project	James Baker, Chairman of YCOA and Scott Hammond, Property Manager	
b. BSOA #04322 Kukanza Roof Alteration	Andy Driesbach, Contractor	
c. BSOA #00001-00070 Silverbow Condominiums Roof Replacement Project	Al Malinowski, Silverbow Board Member Kirk Dige, Silverbow Board Member	
<b>4. Sketch Plan -</b>		Discuss/Motion
a. BSOA #04520 Spielman Additions	Bryan McNamara, Contractor	
b. BSOA #06126A Garczynski Single Family Dwelling	Sara Gram, Architect	
<b>5. Final Plan -</b>		Discuss/Motion
a. BSOA #06140A Miller Single Family Dwelling	Bob Brooks, Architect	
<b>6. Project Extension Request-</b>		Discuss/Motion
a. BSOA #4506 Smith Residence Remodel	Chuck Clark, Project Representative	
<b>7. Approval of Minutes -</b>		Discuss/Motion
a. Approval of August 11, 2011 Meeting Minutes	Michele Geppert, Staff	
<b>8. Staff Report -</b>		Discuss/Motion
a. Performance Deposit Tracking Sheets	Michele Geppert, Staff	
b. Covenant Compliance Tracking Sheets		
c. Miscellaneous		
i. BSOA #04407 – Morris Update		
ii. BSOA #04610 – Lampe Update		
<b>9. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A M at the BSOA Office in the Big Sky Meadow Village

# Big Sky

## Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph: 406.995.4166  
fax: 406.995.4399  
email: [michele@bigskyca.org](mailto:michele@bigskyca.org)

---

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trevor McSpadden • Stacy Ossorio

---

### Architectural Committee Meeting – August 25, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Roger Schwer, Larry Smith, Scott Foley, Al Malinowski, James Baker, Bob Brooks, Sara Gram, Jean White, Kirk Dige, Andy Dreisbach, Jamie Roberts and Chuck Clark were present. Discussion with regards to the lack of grass growth within the Lodges at Elkhorn Creek Development (BSOA #70101A - 70303A) was brought up by BSOA members Roger Schwer (BSOA#70301A) and Larry Smith (BSOA# 70101A). Specifically, they requested that the BSAC release the \$500 Performance Deposit reserved for the purchase of new grass seed to promote grass growth in remediated areas of the development. Staff and the BSAC discussed that the Performance Deposit held requires that certain procedures be followed prior to its release, and they would look into this request and get back with the development owner, Jon Kennedy. No other comments were made.

2. **Call to Order** - Committee Chair Brian Wheeler, called the meeting to order at 8:07 A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Sharon Douglas and Trevor McSpadden. BSOA staff present for discussion included Architect Janet Storey, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations -

a. **BSOA #00071-00112 Yellowstone Condominium Association Minor Alterations** (Yellowstone Condominiums, Meadow Village Subdivision, Gallatin County) - Yellowstone Condominium Owners Association (YCOA) Chairman James Baker and Hammond Property Management representative Scott Foley were present for discussion of several minor alteration projects and represented the YCOA in their request for approval of several proposed minor alterations. James Baker discussed that all units at the YCOA will be painted uniformly and stonework will be added in areas where the foundations were not originally completed. Additionally, the unit number placards will be replaced at each condominium unit. YCOA units will be painted in White Mountain Never Peel paint in 'Cocoon' for the body; White Mountain Never Peel paint in 'Status Bronze' for the trim, beams, railings and underside of roof; and White Mountain Never Peel paint in 'Black Fox' for the fascia. The stonework will match much of the stonework seen throughout Big Sky and a sample printout of the stonework has been submitted to BSOA Staff. Mindy Nowakowski discussed that the condominium unit numbers are also subject to the County Geographic Information System (GIS) department and recently County GIS made changes to addresses for the purpose of better serving emergency response agencies. Mindy suggested YCOA check with the County GIS Department before having the unit numbers fabricated to ensure they are up to the standards of the County GIS Department. Sharon Douglas made a motion and Kenny Holtz seconded to approve the submitted paint colors, unit number placards and stonework as submitted. Approval is contingent upon all other regulatory agencies. Motion carried unanimously.

The BSAC discussed the proposed light fixtures, dumpster enclosure and monument sign. Since these items were not submitted to Staff prior to the BSAC meeting, therefore not reviewed by staff for compliance with governing documents and the Design Regulations, the BSAC discussed that these items would need to be reviewed at a future BSAC meeting. The BSAC also discussed that a Performance Deposit would be required. Since other items will be coming up for review at a future meeting, the Performance Deposit should be required the paint project, stonework, unit placards, light fixtures, dumpster enclosure and monument sign. Stacy Ossorio made a motion and Sharon Douglas seconded to approve the amount of the Performance Deposit for the Yellowstone Condominium Association 2011 upgrade projects in the amount of \$5,000. Motion carried unanimously.

b. **BSOA #04322 Kukanza Roof Alteration** (Lot 22, Block 3, Meadow Village Subdivision, Gallatin County) - Andy Driesbach with Cornerstone Management represented the Owners in their request for approval for a roof replacement project and was present for discussion. Andy discussed that the Owners would like to replace their existing cedar shake roof with Timberline asphalt shingles in 'Slate.' Kenny Holtz made a motion and Stacy Ossorio seconded to approved the proposed roof replacement project as submitted. Approval is contingent upon all other regulatory agencies. Motion carried unanimously.

c. **BSOA #00001-00070 Silver Bow Condominiums** (Silver Bow Condominiums, Meadow Village Subdivision, Gallatin County). Silver Bow Condominium Association (SBCA) board members Al Malinowski and Kirk Dige were present for discussion and represented the SBCA homeowners in their request for approval of the proposed roof replacement project. Kirk Dige discussed that the existing cedar shakes will be replaced with Malarkey asphalt shingles in 'Weathered Wood.' Additionally, the chimney caps and other minor roof elements such as vents will be covered in copper. The BSAC also discussed the Performance Deposit requirements and determined that a Minor Alterations, Improvement and Repair Performance Deposit should be required for each unit undergoing construction. Al Malinowski discussed that the association will only work on two units at a time, therefore, would post \$1,000 for the Performance Deposit to cover two units. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the roof replacement project, added copper capping and finishes and the Performance Deposit in the amount of \$500/unit (undergoing construction) as submitted. Approval is contingent upon all other regulatory agencies. Motion carried unanimously.

#### **4. Sketch Plan -**

a. **BSOA #06126A Garczynski Single Family Dwelling** (Lot 126A, Block 3, Cascade Subdivision, Madison County) - Architect Sara Gram was present for discussion and represented the Owners in their request for Sketch Plan approval. The BSAC discussed that the application as submitted was very thorough and covered all required points of the Project Application and Checklist. Additionally, all items appear to comply with the Cascade Subdivision Covenants and Big Sky Owners Association Design Regulations. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the Sketch Plan drawings as submitted. Motion carried unanimously.

#### **5. Final Plan -**

a. **BSOA #06140A Miller Single Family Dwelling** (Lot 140A, Block 3, Cascade Subdivision, Madison County) - Architect Bob Brooks was present for discussion and represented the Owners in their request for Final Plan approval. Michele Geppert discussed that during the Sketch Plan review which took place on July 14, 2011, the BSAC reviewed the request for a Variance to the required height allowance in addition to a request for an Exception to the Design Regulations. Notices with regards to the proposed Variance was sent out to all adjacent neighbors and feedback was received. Bob Brooks discussed that since the Sketch Plan Review, the basement level was slightly adjusted which changed the average height of the structure and brining it under the required average roof height. Michele Geppert discussed that upon performing the staff review of the Site Plan drawing, one roof overhang appears to extend two (2) feet over the building envelope. Bob Brooks confirmed that he would look into this and adjust the length of the roof so that it remains under maximum roof overhang requirements. The roof slope was discussed again and the BSAC



agreed that given aesthetic considerations, the roof slope of 3:12 was acceptable. Sharon Douglas made a motion and Kenny Holtz seconded to approve the Final Plan drawing as submitted contingent upon changes made to bring the roof overhang into compliance with the Design Regulations. Approval is also contingent upon all other regulatory agencies. Motion carried unanimously.

**6. Project Extension Request-**

a. BSOA #4506 Smith Family Revocable Trust Residence (Lot 6, Block 5, Meadow Village Subdivision, Gallatin County) – Designated Project representative Chuck Clark was present for discussion and represented the Owners in their request for approval of a proposed eight (8) week project extension. Michele Geppert discussed that the project deadline of August 12, 2011 had passed, and the project representative had submitted a written request to be reviewed at this meeting. Kenny Holtz made a motion and Stacy Ossorio seconded to approve a project extension with a new project completion deadline of October 31, 2011. Motion carried unanimously.

**7. Approval of Minutes -**

a. **Approval of August 11, 2011 Meeting Minutes -** Sharon Douglas made a motion and Kenny Holtz seconded to approve the August 11, 2011 BSAC Meeting Minutes with minor technical edits. Motion carried unanimously.

**8. Staff Report -**

a. **Performance Deposit Tracking Sheets -** No Comments were made regarding the Performance Deposit Tracking Sheets.

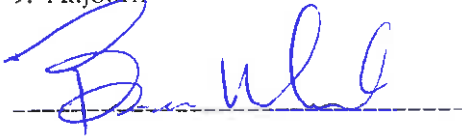
b. **Covenant Compliance Tracking Sheets -** No Comments were made regarding the Performance Deposit Tracking Sheets.

**c. Miscellaneous**

i. BSOA #04407 Morris Update (Lot 7, Block 4, Meadow Village Subdivision, Gallatin County - Mindy Nowakowski discussed that since the scope-of-work was not submitted by Paul Morris regarding his single family dwelling project, the Legal Committee approved for Staff to file a notice of Non Compliance with the deed associated with the property so that potential homebuyers would be made aware of the outstanding issues of the home.

ii. BSOA #04610 Lampe Update (Lot 10, Block 6, Meadow Village Subdivision) - Mindy Nowakowski discussed that a complaint letter was submitted to the Gallatin County Planning Department regarding the new deck with railings that was recently built.

**9. Adjourn**



Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

September 8, 2011

Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. Minor Alterations -</b>		Discuss/Motion
a. BSOA #04304 – Laughner Reroofing Project	Rob Laughner, Owner	
b. BSOA #07206 - BSCC Storage Shed Location	Katie Morrison, Director	
c. BSOA #07098 - Historic Crail Ranch Sign & Storage Bin	Al Lockwood, Chairmen of HCR	
d. BSOA #07903 – Maggio Utility Easement Utilities Installation	Al Malinowski, Rep. of Easement Holder	
e. BSOA #00071-00112 Yellowstone Condominiums Monument Sign, Exterior Lighting and Dumpster	James Baker, Chairman of YCOA and Scott Foley, Hammond Property Management	
f. BSOA #04621 Overton Paint Color Modifications	Josh Greene, Contractor	
<b>4. Approval of Minutes -</b>	Michele Geppert, Staff	Discuss/Motion
a. Approval of August 25, 2011 Meeting Minutes		
<b>5. Staff Report -</b>	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
<b>6. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A M at the BSOA Office in the Big Sky Meadow Village

# Big Sky

Architectural Committee

PO Box 160057  
Big Sky, Montana 59716  
ph.: 406.995.4166  
fax: 406.995.4899  
email: michele@bigsky.org

Brian Wheeler, Chair • Sharon Douglas • Mitch Furr • Kenny Holtz • Elliot Iszler • Trever McSpadden • Stacy Ossorio

## Architectural Committee Meeting – September 8, 2011

8:00A.M. BSOA Conference Room • 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum** - Rob Laughner, Al Lockwood, Katie Morrison, James Baker, Al Malinowski, Scott Hammond and Scott Foley were present. No comments were made.

2. **Call to Order** - Committee Chair Brian Wheeler, called the meeting to order at 8:15 A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, and Trever McSpadden. Committee member Sharon Douglas was present for discussion via phone. BSOA staff present for discussion included Architect Janet Storey, Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski, and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations -

a. **BSOA #04304 Laughner Reroof** (Lot 4, Block 3, Meadow Village Subdivision, Gallatin County). Owner Rob Laughner was present for discussion of his reroofing project. Michele Geppert discussed that the Mr. Laughner would like to remove his existing cedar shake roof and replace it with Malarkey in 'Weathered Wood.' Stacy Ossorio made a motion and Trever McSpadden seconded to approve the reroof project as submitted contingent upon all other regulatory agencies. Motion carried unanimously.

b. **BSOA #07206 Big Sky Community Corporation (BSCC) Storage Shed Location** (Tract 2-1, Sweet Grass Hills Subdivision, Gallatin County). Katie Morrison, Director of the Big Sky Community Corporation was present for discussion of the proposed permanent location of the storage shed. Katie Morrison discussed that the contractors currently working on park improvements have advised the BSCC to keep the storage shed in its existing location because moving it again may cause serious permanent damage to the structure. The BSAC discussed the storage shed in relation to the private road that runs through the property and discussed that the private road does not contain setbacks; therefore, the structure in this location will not encroach setbacks. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the proposed permanent location of the storage shed in the location it is currently placed. Approval is contingent upon all other regulatory agencies. Trever McSpadden disclosed to the Committee that he sits on the Board of Directors for BSCC and also works for Morrison-Maeirle as the project manager for the park project. The Committee determined that there was not a conflict and was fine with him voting on the application. Motion carried unanimously.

c. **BSOA #07098 Historic Crail Ranch (HCR) Sign & Storage Bin** (Lot 1-A of Tract A, Meadow Village Subdivision, Gallatin County). Al Lockwood, Chairmen of the HCR was present for discussion of the proposed kiosk sign and storage bin. Michele Geppert discussed that the sign will be two (2) feet by

four (4) feet, double sided, pressure treated lumber to match the rustic style of the historic buildings. The sign will sit approximately six (6) feet and eight (8) inches from the cement footing and will have a small roof with shingles above the sign. The kiosk will be located according to the Site Plan submitted and is set back far enough that it will not interfere with the road easement. There will also be a small gravel path up to the sign to access the sign from foot. She discussed that the sign complies with the Design Regulations. Michele Geppert then discussed the proposed storage bin which will be approximately four (4) feet high, twelve (12) feet in length and four (4) feet in depth and constructed using rustic lumber to match the appearance of the historic buildings. The box will be located near the cabin nearest the parking lot and will help conceal all debris and garden tools from neighboring views. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the proposed Kiosk and Storage bin as submitted contingent upon all other regulatory agencies. Trever McSpadden disclosed to the Committee that he sits on the Board of Directors for BSCC and the Historic Crail Ranch is a program of the BSCC. The Committee determined that there was not a conflict and was fine with him voting on the application. Motion carried unanimously.

**d. BSOA #07903 –Gallatin Associates Utility Installation within Maggio property Easement (COS 1503A, Tract 1, Gallatin County).** Al Malinowski, representative of Gallatin Associates was present for discussion. Al Malinowski discussed that the utilities have already been completely installed within an Easement approved by the Owners, Michael and Holly Maggio. Mindy Nowakowski discussed that the reason the BSAC is requiring Gallatin Associates to receive approval for the utility installation, yet did not require approval for the road improvement project last year, is because the utilities are required to receive approval per the Covenants. The BSAC discussed that in order for this Easement to be valid, all requirements of Section 6 “Miscellaneous” of the Easement must be met, including the requirement to have written approval by the United States Forest Service and Lone Mountain Ranch and asked Mr. Malinowski if these written approvals have been obtained. Mr. Malinowski discussed that he was not sure if these written documents were obtained, and that he would check into this and get back with Staff. Trever McSpadden made a motion and Sharon Douglas seconded to approve the utility installation contingent upon: 1) submitting written approval by the U.S. Forest Service to Staff confirming this work was approved; 2) submitting written approval by Lone Mountain Ranch to Staff confirming this work was approved; 3) submitting photo graphs of all areas disturbed during the utility installation showing that all disturbed areas were reclaimed and 4) all other regulatory agencies. The BSAC agreed that a Performance Deposit was not warranted unless the written approvals as previously stated were not provided. Motion carried unanimously.

**e. BSOA #00071-00112 Yellowstone Condominium (YCCOA) Association Improvements (Yellowstone Condominiums, Meadow Village Subdivision, Gallatin County).** James Baker, Chairman of YCOA and property managers Scott Hammond and Scott Foley were present for discussion of the proposed improvements. Michele Geppert discussed that the dumpster enclosures will replace existing dumpster enclosures and will be approximately eight (8) feet and two (2) inches in height from the front of the enclosures and six (6) feet and eight (8) feet in height from the back side from the enclosures. The structures will be about twenty-six (26) feet in length and will be installed in the same locations as existing enclosures; with the exception of one dumpster, which will be turned perpendicular to the existing dumpster enclosure location as indicated on the Site Plan. The dumpsters will be constructed of Cedar.

The YCOA will also install a new Monument Sign to replace the existing Monument sign. This sign will be four (4) feet in height and seven (7) feet in length and will say “Yellowstone Condominiums 2180 Yellowtail Road.” The sign will be constructed of sandblasted redwood and will be held five (5) feet off the ground by two stone columns. In addition, a reclaimed wood beam approximately twelve (12) inches by twelve (12) inches, by 156 inches made of reclaimed wood will be installed on top of the stone columns.

Lastly, the BSAC reviewed the proposed light fixtures that were brought to the meeting by James Baker. The two types of light fixtures will be identical, but there are two different sizes that will be installed and both are Hampton Bay Exterior Wall Lanterns in oil rubbed 'Chestnut' finish. Michele Geppert confirmed that the proposed light fixtures comply with the Design Regulations.

Sharon Douglas made a motion and Stacy Ossorio seconded to approve the dumpster enclosure, monument sign and light fixtures as submitted contingent upon all other regulatory agencies. Motion carried unanimously.

f. BSOA #0462<sup>2</sup>~~1~~ Overton Paint Color Modifications (Lot 22, Block 6, Meadow Village Subdivision, Gallatin County). Janet Storey, the Designated Project Representative was present for discussion of the proposed paint color modifications. Janet Storey discussed that the shingles will not be changed, but the fascia will be painted in Sherwin-Williams 'Rustic Red,' doors and walls will be painted in Sherwin-Williams 'Artisan Tan,' and the exposed concrete, gables and vents will be painted in Sherwin-Williams 'Best Bronze.' Stacy Ossorio made a motion and Trever McSpadden seconded to approve the paint color modifications as submitted. Motion carried unanimously.

4. Approval of August 25, 2011 Meeting Minutes - Trever McSpadden made a motion and Sharon Douglas seconded to approve the August 25, 2011 BSAC meeting minutes. Motion carried unanimously.

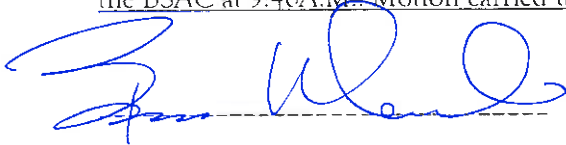
5. Staff Report -

a. **Performance Deposit Tracking Sheets** - Mindy Nowakowski discussed that she will be sending Mark Eklo, the previous developer of the Lodges at Elkhorn Creek (BSOA #70101A-70303A, Elkhorn Creek Lodges, Cascade Subdivision, Madison County) a letter which will discuss that the remaining \$500 Performance Deposit posted to ensure the reseeding per the 2010 remediation plan takes, will be released to the Owner Association for Elkhorn Creek Lodges unless he disagrees with this action. No other comments were made regarding the Performance Deposit Tracking Sheets.

b. **Covenant Compliance Tracking Sheets** - No comments were made regarding the Covenant Compliance Tracking Sheet.

c. *Sept. 8, 2011 minutes approved - Sharon Douglas → Stacy Ossorio*

6. Adjourn - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:40A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

# Big Sky Architectural Committee

## Meeting Agenda

---

September 22, 2011

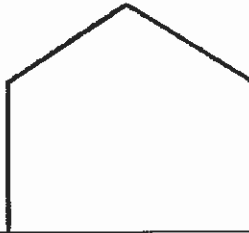
Agenda	Presenter	Action
<b>1. Membership Forum</b>	Brian Wheeler, Chair	--
<b>2. Call to Order</b>	Brian Wheeler, Chair	--
<b>3. BSOA #70101A – 70303A Lodges At Elkhorn Creek Discussions</b>		Discuss/Motion
a. Lodges at Elkhorn Creek Transfer of approvals from West River Dev. To Jon Kennedy	Jon Kennedy, LAEHC Owner	
b. Lodges at Elkhorn Creek Performance Deposit Release	Mindy Nowakowski, Staff	
c. Lodges at Elkhorn Creek Landscaping Plan	Jon Kennedy, LAEHC Owner	
<b>4. Minor Alterations</b>		Motion
a. BSOA #04624 – Antle Window	Jon Antle, Owner (phone)	
b. BSOA #02522 – Short Roof Extension	Allan Hathaway, Contractor	
c. BSOA #02507 – Pierce Minor Landscaping Changes	Janet Storey, Architect	
<b>5. Sketch Plan</b>		Discuss/Motion
a. BSOA #04520 – Spielman Addition	Bryan McNamara, Project Rep. and Dick Shanahan, Architect	
<b>6. Ongoing Projects Requests</b>		Discuss/Motion
a. BSOA #06190A – Tonic Project Extension	Tom Tonic, Owner	
<b>7. Staff Report -</b>	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. September 8, 2011 BSAC Meeting Minutes		
<b>8. Adjourn</b>		--

Regularly Scheduled meetings of the BSAC are held at 8A M. at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 16005 • 145 Center Lane • Unit J • Big Sky, Montana 59716

# Big Sky

ARCHITECTURAL COMMITTEE



PO Box 160057  
Big Sky, Montana 59716  
406.995.4166  
406.995.4899  
michele@bigskyoa.org  
www.bigskymt.org

BRIAN WHEELER, CHAIR • SHARON DOUGLAS • MITCH FURR • KENNY HOLTZ • TREVER MCSADDEN • STACY OSSORIO

## Architectural Committee Meeting – September 22, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum-** Jon Kennedy, Roger Schwer, Jason Armstrong, Jamie Roberts, Dick Shanahan, Connie Hochhalter, Thomas Tosic and Josh Greene were present. No comments were made.

2. **Call to Order-** Committee Chair Brian Wheeler called the meeting to order at 8:04A.M.. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler and Trevor McSpadden. Committee members Mary Michelle "Mitch" Furr, Sharon Douglas and Stacy Ossorio were present for discussion via phone. BSOA staff present for discussion included Architect Janet Storey, Staff Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.

### 3. **Lodges at Elkhorn Creek Discussions-**

a. **BSOA #s70101A-70303A West River Development (WRD) Performance Deposit Forfeiture and Release to the Association of the Lodges at Elkhorn Creek (ALAEHC)** (Elkhorn Creek Lodges, Cascade Subdivision, Madison County) – Mindy Nowakowski discussed that a letter was sent to Mark Eklo of WRD on September 13, 2011. The letter discussed the \$500 Performance Deposit held to guarantee the grass seed successfully establishes per the fall 2010 Remediation Plan submitted by WRD and approved by the BSAC. Specifically, the letter discussed that the grass seed used during the remediation work did not germinate and unless Mark Eklo had objections, the \$500 Performance Deposit would be forfeited at today's (September 22, 2011). This would require action on Mark Eklo's part to make contact with Staff prior to the meeting. If forfeited, the BSAC would then consider a landscaping plan submitted by the ALAEHC to complete the job of establishing grass and if the plan was approved, the BSAC would transfer the forfeited Performance Deposit to the ALAEHC. To date, Mark Eklo has not made contact with the BSOA with any objections and the certified letter was returned to our office. Mitch Furr made a motion and Trevor McSpadden seconded to approve the forfeiture of the \$500 Performance Deposit because the grass had not successfully established per the fall 2010 Remediation Plan and to transfer \$500 to the ALAEHC to be used by them in accordance with an approved landscaping plan which must be reviewed and approved by the BSAC. Motion carried unanimously.

b. **BSOA #s70101A-70303A ALAEHC Landscaping Plan** (Elkhorn Creek Lodges, Cascade Subdivision, Madison County) – Jon Kennedy, Owner of the development rights to the LAEHC (Elkhorn Creek Condo, LLC) and Roger Schwer, member of the ALAEHC were present for discussion of the proposed landscaping plan. Michele Geppert discussed that a letter was submitted by Jon Kennedy and Roger Schwer on September 16, 2011 and included a proposed seed mix to reclaim all areas that had not successfully established pursuant to the Fall 2010

remediation work performed by WRD. The ALAEHC has already paid for noxious weed mitigation in those areas, put down the proposed seed mix and watered the grass seed using a sprinkler attached to a hose. The ALAEHC has already noticed that grass seed has begun to sprout. Roger Schwer discussed that the ALAEHC has additional grass seed stored and will continue to spread this mixture in areas as needed in the upcoming growing seasons. Sharon Douglas made a motion and Mitch Furr seconded to approve the after-the-fact landscaping plan proposed by the ALAEHC and approved by Elkhorn Creek Condo, LLC. Motion carried unanimously.

**c. BSOA #s70101A-70303A Transfer of approvals to Elkhorn Creek Condo, LLC (ECC)** (Elkhorn Creek Lodges, Cascade Subdivision, Madison County) - Jon Kennedy, Owner of the ECC was present for the discussion on transferring previous approvals made for the LAEHC. Jon Kennedy discussed that prior to purchasing the development rights to the LAEHC, he was a homeowner of a LAEHC unit (and still is) and made the decision to purchase development rights when he observed that WRD was unable to finish the project in the immediate future. Mindy Nowakowski discussed that part of the original BSAC approval on the LAEHC included the clubhouse/caretaker unit, as required per the LAEHC condominium declaration. Recently, the ALAEHC removed the clubhouse/caretaker unit from their condominium declaration, therefore, the BSAC would need to transfer all previous approvals made on the LAEHC including the: 1) Height Variance per the February 23, 2006 approval; 2) Final Plan approval per the March 9, 2006; 3) Lodges at Elkhorn Creek Clubhouse, Landscaping and Sign approval per the June 22, 2006; 4) Commons Building with Apartment Above per the July 27, 2006 approval; 5) Roofing Materials Change per the October 19, 2006 approval; 6) Temporary Complex Sign per the August 23, 2007 approval; and 7) the Jackleg Fence per the October 28, 2011 approval. All approvals 1-7 listed would be transferred based on all contingencies and discussions held at the time of their original approval. Mindy Nowakowski discussed that since the clubhouse/caretaker unit was removed from condominium declaration, the BSAC should require these buildings be reviewed by BSAC and receive a new approval prior to construction. Lastly, Mindy Nowakowski discussed that since Jon Kennedy has expressed to the BSAC that it is likely the development rights may transfer to a new owner in the future, that the approval made today along with all contingencies should be recorded in the public record and made known to potential owners. Stacy Ossorio made a motion and Trever McSpadden seconded to approve items 1-7 above to transfer to ECC, contingent that if the developer of the LAEHC (present or future developer) decides to move forward and build the clubhouse /caretaker unit that they come back in to receive approval for drawings to these structures. As part of this approval, the BSAC is also tasking Staff with recording the approvals in the public record. Motion carried unanimously.

The BSAC discussed that because there is an existing foundation which has not been built on but has a fence around its perimeter that will require ongoing maintenance, a Performance Deposit should be required. Trever McSpadden made a motion and Mitch Furr seconded to require ECC to post a \$2,000 Performance Deposit to ensure the fence stays maintained. Motion carried unanimously.

#### **4. Minor Alterations -**

**a. BSOA #04624 Antle Window** (Lot 24, Block 6, Meadow Village Subdivision, Gallatin County) - Owner John Antle was present via phone to discuss the proposed window. Michele Geppert discussed that the Owner would like to install a small window onto the garage for the purpose of adding some light into the dark garage. The window will match the existing windows on the east elevations as illustrated in the photograph provided. Trever McSpadden made a



motion and Mitch Furr seconded to approve the window as indicated on plans. Approval is contingent upon all other regulatory agencies. Motion carried unanimously.

b. **BSOA #02522 Short Residence Roof Extension** (Lot 22, Block A, Aspen Groves Subdivision, Gallatin County) - Jason Hathaway from Blue Ribbon Builders was present for discussion and represented the Owners in their request for approval of a proposed roof extension. Michele Geppert discussed that the footprint of the addition is approximately 366 square feet and will not encroach setbacks, however, a letter from a licensed survey per the Project Application and Checklist is still needed. Stacy Ossorio made a motion and Sharon Douglas seconded to approve the roof extension as submitted, contingent upon receiving a letter from a licensed surveyor confirming that the project has been staked according to the site plan submitted for Final Review and meets all setback requirements as outlined in the Aspen Groves Subdivision Covenants. Approval is also contingent upon all other regulatory agencies. Motion carried unanimously.

c. **BSOA #02507 Pierce Minor Landscaping Changes** (Lot 7, Block A, Aspen Groves Subdivision, Gallatin County) - Architect Janet Storey was present for discussion and represented the Owner in her request for approval to transplant approximately 30 trees. The trees would be planted in an alternative location on property as indicated on the Site Plan. Janet Storey discussed that many of the trees being moved will also improve fire safety because many of the trees were planted too close to the residence. Irrigation will also be utilized to promote successful growing conditions for the transplanted trees. Trever McSpadden made a motion and Sharon Douglas seconded to approve the tree relocation project as submitted contingent upon all other regulatory agencies. Motion carried unanimously.

#### **5. Sketch Plan -**

a. **BSOA #04520 Spielman Addition** (Lot 20, Block 5, Meadow Village Subdivision, Gallatin County) - Architects Dick Shanahan and Connie Hochhalter, subcontracted by the Designated Project Representative, Blue Ribbon Builders, were present for discussion and represented the Owners in their request for Sketch Plan Approval of an addition. Michele Geppert discussed that the proposed walkway and steps appears to encroach setbacks. Dick Shanahan discussed that stone pavers could be used in place of the poured concrete steps and patio to comply with Covenants and Design Regulations. Michele Geppert also discussed that the photographs provided of the home shows windows and doors that do not match with the submitted Elevations. Dick Shanahan discussed that the submitted elevations were based on original drawings provided to him and it was not the intent of the Owner to make changes to the existing window/door configurations. He discussed that the Elevations will be modified to reflect current window/door configurations for Final Plan review. Trever McSpadden made a motion and Mitch Furr seconded to approve the Sketch Plan drawings as submitted based on the discussion regarding setback concerns and window/door configurations. Motion carried unanimously.

#### **6. Ongoing Project Requests -**

a. **BSOA #06190A Tosic Project Extension** (Lot 190A, Block 3, Cascade Subdivision, Madison County) - Owner Tom Tosic was present for discussion of the proposed project extension. The BSAC reviewed several photos submitted by Mr. Tosic showing all up-to-date progress made on the project. To date all exterior work on the construction of the home, with the exception of the deck and landscaping, has been completed. The rest of construction including the paving of the driveway has been complete. Tom Tosic discussed that would also like to request the construction portion of his Performance Deposit be released in the amount of \$5,000 to help him complete the

landscaping and deck and discussed that a new completion deadline of September 1, 2012 would allow him to complete the project. Trever McSpadden made a motion and Sharon Douglas seconded to approve a new project completion deadline of September 1, 2012 and to release the construction portion of the Performance Deposit in the amount of \$5,000 contingent upon removing all construction staging materials, equipment and debris from the property prior to winter 2011-2012. Approval is also contingent upon all other regulatory agencies. Motion carried unanimously.

7. Staff Report –

a. Performance Deposit Tracking Sheet - No comments were made regarding the Performance Deposit Tracking Sheets.

b. Covenant Compliance Tracking Sheet - No comments were made regarding the Covenant Compliance Tracking Sheet.

8. Adjourn - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:54A.M. Motion carried unanimously.

  
\_\_\_\_\_  
Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

October 13, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Motion
a. BSOA #04619 – Button re-roof	Mike Rooney, Representative	
4. Sketch Plan		Motion
a. BSOA #06044 – Duncan Addition	Dave Grigsby, Architect & Doug Bing, Representative	
5. Final Plan		Discuss/Motion
a. BSOA #04520 – Spielman Addition	Dick Shanahan, Architect Connie Hochhalter, Architect Bryan McNamara, Project Rep.	
6. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. September 22, 2011 BSAC Meeting Minutes		
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A M at the BSOA Office in the Big Sky Meadow Village

# Big Sky

ARCHITECTURAL COMMITTEE

PO Box 160057  
Big Sky, Montana 59716  
406.995.4166  
406.995.4899  
michele@bigskyoa.org  
www.bigskymt.org

BRIAN WHEELER, CHAIR • SHARON DOUGLAS • MITCH FURR • KENNY HOLTZ • TREVER MCSPADDEN • STACY OSSORIO

## Architectural Committee Meeting – October 13, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum-** Kyle Barner, Dick Shanahan, Dave Grigsby and Mike Rooney were present. No comments were made.
2. **Call to Order-** Committee Chair Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present for discussion in person included Brian Wheeler, Stacy Ossorio, and Kenny Holtz. Committee members Mary Michelle "Mitch" Furr and Sharon Douglas were present for discussion via phone. BSOA staff present for discussion included Architect Janet Storey, Staff Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.

### 3. Minor Alterations -

- a. **BSOA #04619 Button reroof Project** (Lot 19, Block 6, Meadow Village Subdivision, Gallatin County) – Mike Rooney was present for discussion and represented George Button in the request for approval of a reroof project. Michele Geppert discussed that the Owner would like to reroof using Malarkey 'Sienna Brown.' Stacy Ossorio made a motion and Kenny Holtz seconded to approve the proposed reroof material as submitted. Approval is contingent upon all regulatory agencies. Motion carried unanimously.

\*\*\*Committee member Trevor McSpadden joined the meeting at 8:20A.M.\*\*\*

### 4. Sketch Plan -

- a. **BSOA #06044 Duncan Residence Remodel** (Lot 44, Block 1, Cascade Subdivision, Madison County) – Architect Dave Grigsby was present for discussion and represented the Duncan's in their request for Sketch Plan approval. Michele Geppert showed the BSAC the drawings of the proposed additions and photos of the existing home and explained where the additions will be added onto the home. Michele Geppert asked Dave Grigsby what the driveway slope and width will be for the proposed new driveway as these items have not been indicated on plans. Dave Grigsby discussed that he did not know what the slope was but would have this information available for Final Plan review, but the width will be 18 feet. Michele Geppert discussed that Design Regulations requires a maximum slope of 10%. Stacy Ossorio made a motion and Mitch Furr seconded to approve Sketch Plan as submitted. Motion carried unanimously.

### 5. Final Plan -

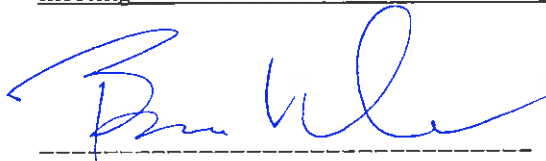
- a. **BSOA #04520 Spielman Remodel** (Lot 20, Block 5, Meadow Village Subdivision, Gallatin County) – Kyle Barner and Dick Shanahan were present for discussion and represented the Spielmans' in their request for Final Plan Approval for a proposed remodel project. Michele

Geppert discussed that since Sketch Plan, Dick Shanahan made changes to plans so that the window and door placement accurately reflects what is present on the existing structure. In addition, plans were revised to include non-permanent materials on the patio feature including stone pavers for the steps and patio surface and the patio as proposed is now in compliance with Meadow Village Covenants. Michele Geppert discussed that photos of proposed materials were submitted including the stone pavers, board and batten, siding and stone work. She discussed that although photos have been submitted for these items, the Committee usually requires real materials for samples of new body colors on a home. Kenny Holtz made a motion and Sharon Douglas seconded to approve the Final Plan drawings as submitted contingent upon submittal of the siding and board and batten materials for Staff review. Approval is contingent upon all regulatory agencies. Motion carried unanimously.

6. Staff Report -

- a. Performance Deposit Tracking Sheet - No comments were made regarding the Performance Deposit Tracking Sheets.
- b. Covenant Compliance Tracking Sheet - No comments were made regarding the Covenant Compliance Tracking Sheet.
- c. September 22, 2011 BSAC Meeting Minutes - Mitch Furr made a motion and Kenny Holtz seconded to approve the September 22, 2011 BSAC meeting minutes. Motion carried unanimously.

7. Adjourn - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:15A.M. Motion carried unanimously.



\_\_\_\_\_  
Brian Wheeler, Committee Chair

# Big Sky Architectural Committee Meeting Agenda

---

October 27, 2011

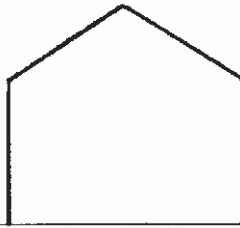
Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Motion
a. BSOA #04609 – Thompson Survey Stakes	Jeff Thompson	
4. BSAC Discussion	Michele Geppert, Staff	
a. BSAC Year End Review		
5. Misc.		
a. Bluegreen Surety Bond	Mindy Nowakowski, Staff	
6. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. October 13, 2011 BSAC Meeting Minutes		
7. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A M. at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 160057 • 145 Center Lane • Unit 1 • Big Sky, Montana 59716

# Big Sky

ARCHITECTURAL COMMITTEE



PO Box 160057  
Big Sky, Montana 59716  
406.995.4166  
406.995.4899  
bsac@higskyoa.org  
www.higskymt.org

BRIAN WHEELER, CHAIR • PAT DILLON • SHARON DOUGLAS • MITCH FURR • KENNY HOLTZ • TREVER McSPADDEN • STACY OSSORIO

## Architectural Committee Meeting – October 27, 2011

8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum-** No one was present for membership forum discussion.
2. **Call to Order-** Committee Chair Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Mary Michelle “Mitch” Furr, and Trever McSpadden. Committee member Sharon Douglas attended via phone. BSOA staff present included Director Mary Jane McGarity, Staff Attorney Mindy Nowakowski and Architectural Review Coordinator Michele Geppert.
3. **Minor Alterations-**
  - a. **BSOA #04609 Thompson Survey Stakes** (Lot 9, Block 6, Meadow Village Subdivision, Gallatin County) – Owners Jeff and Ann Thompson were present via phone and were seeking approval to install property line stakes to better delineate their property boundaries. Michele Geppert discussed that on May 2010, the Thompsons signed an agreement with the neighbor’s contractor and designated project representative, Richard Von Ehrenkrook, to use the Thompson’s vacant lot to access their residence during their major renovation project. The agreement required that the Lampe-McManus’ post a \$5,000 Performance Deposit with the Big Sky Owners Association (BSOA) and required that all components of the agreement were met by October 1, 2010. In Fall 2010, Richard Von Ehrenkrook contacted Michele Geppert and requested a completion inspection. During that inspection, Michele Geppert noted that all areas that had been disturbed on the Thompson’s property were seeded, however the site could not be considered restored because the seed had not yet sprouted. She discussed with Richard Von Ehrenkrook that an inspection of the site would need to be performed the following growing season since the winter weather would soon cover the site. In Spring, 2011, Richard Von Ehrenkrook contacted Michele Geppert and discussed that Northwestern Energy had disturbed the lot since he had seeded it the previous fall and the grass had not grown in because of this recent site disturbance. At that time, Richard Von Ehrenkrook discussed that he had reported this issue to Northwestern Energy and he was unsure if Northwestern Energy would take action to restore the disturbed area. Michele Geppert explained that since the responsibility to restore the property, per the Spring 2010 Agreement, was Richard Von Ehrenkrook’s, that she could not refund the Performance Deposit until the site was restored. Since the Spring 2011 discussion between Richard Von Ehrenkrook and Michele Geppert, Michele Geppert has continued to send photographs of the Thompson’s property to the Thompsons and Janet Lampe. On October 24, 2011, Jeff and Ann Thompson met Michele Geppert on site and stated they do not believe the site has been restored per the agreement. Since the original agreement required that all restoration work be completed on October 1, 2010, and the Thompsons believe the neighbor’s contractors have continued to use their property beyond this date, Jeff Thompson discussed that he would like to request BSAC approval to have a survey performed on the property to clearly delineate the property boundaries

and to also have large stakes installed along the sides of the property bordering the neighbor's lot. Michele Geppert discussed that by installing stakes in this location the Thompsons hope this will deter future unauthorized use of their property. Mirch Furr made a motion and Sharon Douglas seconded to approve temporary t-post property stakes to be placed along the border of lots 9 and 10 for the purpose of delineating the property boundary. These stakes must be removed on or before October 27, 2012, unless an additional extension is approved by the BSAC. Additionally, the corner stakes may remain indefinitely. The approval is contingent upon all regulatory agencies. Motion carried unanimously.

#### 4. Miscellaneous -

a. **BSOA #06502A Bluegreen Surety Bond** (Tract 2A, Block 1, Cascade Subdivision, Madison County) – Mindy Nowakowski explained that the BSAC has previously discussed releasing the surety bond held for this development project once the site was restored since it is not the intention of the Owners to build on the site. She explained that Staff had visited the site recently and taken photographs showing that the site has been restored to the extent that the BSAC required for the release of the Surety Bond. Stacy Ossorio made a motion and Trever McSpadden seconded to approve the release of Surety Bond (#K07487174) Motion carried unanimously.

Kenny Holtz joined the BSAC meeting via phone at 8:50A.M.

#### 5. BSAC Discussion-

a. Proposed minor administrative changes for the upcoming 2011-2012 fiscal year were discussed including: 1) Staff may consolidate the two scheduled meetings per month into one meeting if BSAC business is limited for a meeting and the consolidation would not have a negative impact on applications; 2) Staff may cancel BSAC meetings if phone attendance of more than two BSAC members would be required to meet quorum. BSAC members felt that it is too difficult to hold a discussion with three or more Committee members on the phone at one time; 3) Staff will strive to send out all meeting materials including agenda and meeting packets the Friday prior to the BSAC meeting.

The BSAC also discussed omission of information by an applicant. Specifically, the Committee believes that the omission of information which is pertinent to the BSAC's review should be considered grounds for delaying review of an item listed on the agenda or if already approved, voiding the approval. Mindy Nowakowski discussed that Staff would look into adding a section which requires applicants to acknowledge that omission of information may be grounds for delay or voided approvals in the Design Regulation or the Project Application and Checklist.

#### 6. Staff Report -

a. **Performance Deposit Tracking Sheet** - No comments were made regarding the Performance Deposit Tracking Sheets.

b. **Covenant Compliance Tracking Sheet** - No comments were made regarding the Covenant Compliance Tracking Sheet.

c. **October 13, 2011 BSAC Meeting Minutes** – Sharon Douglas made a motion and Trever McSpadden seconded to approve the October 13, 2011 BSAC meeting minutes. Motion carried unanimously.



7. Adjourn - Treyer McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:50A.M. Motion carried unanimously.

Stacy M. Ossorio  
-----  
~~Brian Wheeler~~, Committee Chair  
Stacy Ossorio - Acting Chair for December 8, 2011 meeting

November 10, 2011

BSAC Meeting

**\*\*Cancelled\*\***

No Business

November 24, 2011

BSAC Meeting

**\*\*Cancelled\*\***

Holiday

# Big Sky Architectural Committee Meeting Agenda

---

December 8, 2011

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Project Extension Request		
a. BSOA #06361 – Smith Request	Dan and Julie Smith (phone)	
b. BSOA #04610 – Lampe/MacManus Request	Janet Lampe & Michael MacManus	
4. Final Review		Motion
a. BSOA #06044 – Duncan Addition	Dave Grigsby, Architect & Doug Bing, Representative	
5. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
i. BSOA#04407- Morris Performance Deposit forfeiture		
b. Covenant Compliance Tracking Sheets		
c. October 27, 2011 BSAC Meeting Minutes		
d. Staff Follow-up to September 8, 2011 Gallatin Associates Discussion and Motion	Mary Jane McGarity, Staff	
6. Adjourn		--

Regularly Scheduled meetings of the BSAC are held at 8A.M. at the BSOA Office in the Big Sky Meadow Village

The Big Sky Owners Association • PO Box 160057 • 145 Center Lane • Unit J • Big Sky, Montana 59716



## **Architectural Committee Meeting – December 8, 2011**

**8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716**

1. **Membership Forum-** No one was present for membership forum discussion.
2. **Call to Order-** Committee member Stacy Ossorio chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Stacy Ossorio, Kenny Holtz, Trever McSpadden and Pat Dillon (who entered the meeting at 8:30 AM). Committee member Sharon Douglas attended via phone. BSOA staff present included Mary Jane McGarity, Mindy Nowakowski and Michele Geppert.
3. **Project Extension Requests –**
  - a. **BSOA #06361 Smith Project Extension** (Lot 361, Block 6, Cascade Subdivision, Madison County) – Owner Dan Smith was present via phone. Michele Geppert presented that Dan and Julie Smith have submitted a written statement requesting a project extension with a new completion deadline of July 31, 2012. The reason for the request, as discussed in their written statement, is because the Smiths' posted their Performance Deposit after BSAC approval on July 8, 2010, but delayed commencing construction until July 8, 2011. Michele Geppert stated that the construction start date has historically been the date in which the Performance Deposit is posted. The BSAC discussed and agreed that although the Performance Deposit was posted July of 2010, the Smith's did not begin construction until July 2011. Staff discussed that although the Owners are requesting an extension until July 2012, the BSAC should consider a project deadline for the end of the building/growing season to allow time for substantial grass seed and plant growth per the approved landscaping plan. Sharon Douglas made a motion and Kenny Holtz seconded to approve a new project extension with a new completion deadline of October 31, 2012. Motion carried unanimously.
  - b. **BSOA #04610 Lampe Project Extension** (Lot 10, Block 6, Meadow Village Subdivision, Gallatin County) – Owners Janet Lampe and Michael McManus were present for discussion. Michele Geppert discussed that Janet Lampe submitted a written statement requesting a project extension. The reason for the request, as discussed in the written statement, is because construction on the Lampe-McManus residence began in May 2010; but due to concerns expressed by the BSAC in July 2010 and August 2011 related to the construction of a structure and patio in the setbacks and off the property, construction was delayed. The BSAC discussed and agreed that although the official construction start date was May 2010, delays during construction were necessary to allow the BSAC and Gallatin County to make appropriate decisions on matters concerning the structure and patio. Therefore, the BSAC agreed that additional time to complete the landscaping portion of the project was necessary. It was also discussed by Staff that neighbors had stopped by the BSOA to report the noxious weeds on the Lampe-McManus property. Typically, Staff does not discuss these types of issues with Owners until project completion as it is assumed the issue will be managed accordingly; however, since it was reported as a Covenant Compliance violation, Staff felt it pertinent to mention this issue to the Owners so that they could ensure the issue was resolved upon project completion. Michael McManus discussed that the neighboring lot (Lot 9, Block 6, Meadow Village Subdivision, Gallatin County) also has substantial noxious weed growth and this impacts weed control on his lot; but he discussed that the weeds on his property will be taken care of. Kenny Holtz made

a motion and Trevor McSpadden seconded to approve a new project extension with a new completion deadline of October 31, 2012. Motion carried unanimously.

BSAC member Pat Dillon joined the meeting at 8:30A.M.

#### **4. Final Review -**

a. **BSOA #06044 Duncan Addition Final Review** (Lot 44, Block 1, Cascade Subdivision, Madison County) - Project Representative Doug Bing and architect Dave Grigsby were present for discussion of the proposed major renovation project for the Duncan Residence. Michele Geppert discussed that issues from the Sketch Plan submittal have all been resolved. In addition, all issues that were listed on the checklist for Final Review sent out to the BSAC have been addressed. Items addressed from the Sketch Plan Review and Final Plan submittal include: 1) the deck no longer encroaches on setbacks and a new staircase that goes off the deck is being proposed; 2) the driveway slope is near the 10% maximum and complies with the Design Regulations; 3) a hot tub has been indicated and the location is labeled on drawing E1.0; 4) a new South Elevation drawing has been submitted and includes address numbers; 5) a Site Plan which includes a Landscaping Legend has been resubmitted; 6) a materials board of new proposed materials listed on the elevations have been submitted for review; and 7) the architect has confirmed that the project involves adding additions onto the existing structure and although some of the roof of the existing structure will be removed in order to accommodate the new addition, the majority of the existing structure will remain. Staff discussed that the only item not submitted was the letter from a licensed surveyor. The BSAC discussed the drawings and materials board. Doug Bing confirmed that the vertical 'Weathered Core Tin' steel siding would patina quickly because it will be treated with a product that speeds up the rusting process. Kenny Holtz made a motion and Trevor McSpadden seconded to approve the Final Plan submittal contingent upon submitting a letter from the licensed surveyor confirming that the building footprint has been staked according to the Site Plan submitted as approved by the Big Sky Architectural Committee at its December 8, 2011 meeting and the staked areas are in compliance with the setback requirements of the Cascade Subdivision Covenants. Approval is also contingent upon all other regulatory agencies. Motion carried unanimously.

#### **5. Staff Report -**

a. **Performance Deposit Tracking Sheets** - There were no questions or comments on the Performance Deposit Tracking Sheets.

i. **BSOA #04407 Morris Residence Performance Deposit Forfeiture** (Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) - Michele Geppert discussed the history of the Morris Project. The Owners received Final Approval on May 11, 2006. Unable to complete their project by their November 6, 2008 project deadline, the Owners received a project extension granted by BSOA Staff for June 1, 2009. On February 25, 2010, the BSAC discussed an additional project extension and agreed to a final completion deadline of October 1, 2010. There were many contingencies required for this project extension and the contingencies are listed in the motion in those meeting minutes. On September 24, 2010, Paul Morris substantially completed the exterior stonework, and BSAC staff released \$2,000 of the Performance Deposit so those funds could be used to pay for the completed stonework. At the beginning of winter 2010-2011, Staff noted that not all requirements of the February 25, 2010 project extension had been met and requested Paul Morris attend a future BSAC meeting to discuss the status of the project. Paul Morris attended the June 23, 2011 BSAC Meeting and informed the BSAC that the home was in foreclosure. At that meeting, the BSAC discussed and approved to change the status of the Morris Residence to remediation status if certain conditions were met. This status required that the priority areas on the exterior of the home, as decided by the BSAC, would be completed either by Mr. Morris or

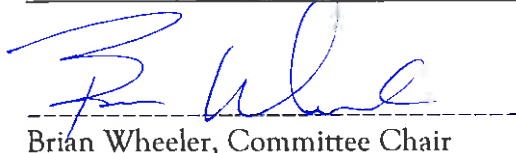
another contractor utilizing the remaining Performance Deposit of \$8,000. In order to move forward with remediation of the residence, Paul Morris discussed that he would submit a scope of work outlining the timeframe and cost of labor and materials to not exceed \$8,000 and to be reviewed by the BSAC at its next scheduled meeting. This scope of work was never submitted by Mr. Morris and no further work has been completed on the home. In addition, Staff received an updated notice from Security Title Company that the property was to be sold by Trustee on March 8, 2012. It was discussed by the BSAC that it is clear Mr. Morris will not be completing the home. Staff recommended to the BSAC that the deposit be forfeited. Trever McSpadden made a motion and Kenny Holtz seconded to approve the Morris forfeiture of the remaining \$8,000 performance deposit that was posted for completion of the Morris Residence at Lot 7, Block 4 of Meadow Village Subdivision finding that Mr. Morris is unable to complete the residence and failed to submit a scope of work as required per the June 23, 2011 motion of the BSAC that would have allowed another contractor to complete the necessary work. The BSAC tabled any discussion on use of the performance deposit until it is clear who will be the new owner after the March 8, 2012 Trustee Sale. Motion carried unanimously.

b. **Covenant Compliance Tracking Sheet** – The BSAC discussed that there were a couple of signs being displayed around Big Sky and asked staff to look into both of them. One sign was being displayed in the turn-out next to the Big Sky Resort entry at Dam Road in which a pick-up truck was parked perpendicular to the road and displayed a sign for the Burger Bar and Store-A-Ski in its bed. The other sign, located at Alpenglow, is a large developer sign advertising for Alpenglow and financing through Big Sky Western Bank. This sign has been in this same location since the development began. Staff discussed that the sign would be addressed with the developer at an upcoming BSAC meeting to discuss the status of the project. There was no further discussion regarding the BSOA Staff Tracking Sheet (except for items discussed later in 5d).

c. **October 27, 2011 BSAC Meeting Minutes** – Trever McSpadden made a motion and Kenny Holtz seconded to approve the October 27, 2011 BSAC meeting minutes. Motion carried unanimously.

d. **Staff Follow-up to September 8, 2011 Gallatin Associates Discussion and Motion** – Mary Jane McGarity provided the BSAC with an update regarding the Gallatin Associates (GA) recent utilities installation. Specifically, Mary Jane McGarity discussed the Legal Committee's decision that the Covenants on Mr. Maggio's property (Tract 1 of COS 1503A) are unclear regarding whether a utility installation requires BSAC review; therefore review and approval by the BSAC was not required. The BSAC discussed that the original approval made during the September 8, 2011 BSAC meeting should be rescinded. The BSAC discussed that the original approval during the September 8, 2011 meeting should be rescinded based on staffs reporting of the BSOA legal committee decision. Trever McSpadden made a motion and Sharon Douglas seconded to rescind the September 8, 2011 BSAC approval made regarding the Gallatin Associates Utility Installation within the Maggio Property Easement (item 3d). Motion carried unanimously. Mary Jane was directed to follow up with Mr. Maggio, Mr. Kreisberg and Mr. Ossorio.

6. **Adjourn** - Kenny Holtz made a motion and Trever McSpadden seconded to adjourn the meeting of the BSAC at 9:370A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

December 22, 2011

BSAC Meeting

**\*\*Cancelled\*\***

Holiday