



### Architectural Committee Meeting Minutes – January 4, 2024

**BSAC/Staff in Attendance:**

Stacy Ossorio, Chair  
John Seelye  
George Mueller  
Maggie Good  
Vanessa McGuire  
Suzan Scott  
Lisa Chase

**Guests in Attendance:**

Reid Smith  
Kyle Lanier  
Josh Hampton  
Josh Greene

**Project Attending For:**

#06146A Public Forum  
#06270A 7 Little Wolf  
#05313 2800 Bobtail Horse Rd.  
#06358 24 Low Dog Rd.  
#06338 25 Low Dog Rd.  
#02507 77 Chucks Place  
#06047A Lot 47A Little Thunder  
#06045A Lot 45A Little Thunder

**Guests Joining Virtually:**

Bob Brooks  
Trevor Pierson  
Nissrine Nakib  
Chris Jones  
David Gasser  
Dr. Smoot

#06146A Public Forum  
#06303 Lot 303 White Grass Rd.  
#06303 Lot 303 White Grass Rd.  
#05313 2800 Bobtail Horse Rd.  
#06249 33 Swift Bear Rd.  
#05313 2800 Bobtail Horse Rd.

**1) Membership Forum –**

Reid Smith of Reid Smith Architects attended the meeting in person for additional discussion regarding a plat amendment for Lot 146A on Black Moon Rd in the Cascade Subdivision.

The BSAC had recently referred to the BSOA Legal Committee to draft a uniform process and guideline for applicants requesting plat amendments.

Staff will reach out to Mr. Reid as soon as the guidelines have been established.

**2) Call to Order –** The Chair called the meeting to order at 9:25 AM.

**3). Meeting Minutes –**

December 7, 2023, Minutes

**Motion made by Maggie Good to approve the December 7, 2023, Meeting Minutes as revised; seconded by Stacy Ossorio. Motion passed unanimously.**

**4). Single-Family, New Construction Sketch**

- a. BSOA: #06303 Florin Ibrani & Nisrine Nakib  
Legal: Cascade  
Block 4, Lot 303  
Street: White Grass Rd.

Staff presented a New Construction sketch review for a modern two-floor split level 5,624 square foot home. Black Mountain Architecture of Bozeman assumed the architectural plans that had been originally drafted by an architect from New York. The committee requested a cleaned-up submittal as the colored renderings did not match the submittal. The committee also requested adding an architectural feature on the east elevation to break up the exterior wall above the garage.

Staff noted that the roof line exceeded 40 feet of uninterrupted length and committee members concurred that the fascia line breaks up the mono-sloped roof design.

**5). Single-Family, New Construction Extension**

- b. BSOA: #06249 David & Marianne Gasser  
Legal: Cascade  
Block 3, Lot 249  
Street: 33 Swift Bear Rd.

Staff presented an extension request for the new construction located on Swift Bear Rd. The owners have encountered unforeseen setbacks that slowed the project down.

The owner, Mr. Gasser, joined via Zoom. He noted that Dynamic Development out of Bozeman, did not begin excavation until February 2023 due to delays caused by having to find a new Geotech company.

The completion date for both the construction of the home and landscaping per Cascade Covenants is 12 months after the performance deposit is deposited with the BSOA. The performance deposit for the new construction located at 33 Swift Bear Rd was posted with the BSOA on November 29, 2022.

**Motion made by John Seelye to approve the request for an Extension making the new completion date for both construction and landscaping November 1, 2024; seconded by Vanessa McGuire. Motion passed unanimously.**

**6). Single-Family, New Construction Extension**

c. BSOA: #05313 Christopher Jones

Legal: Sweetgrass Hills

Block B, Lot 13A

Street: 2800 Bobtail Horse Rd

Staff presented the third extension request for the new construction located at 2800 Bobtail Horse Rd. The completion date for both the construction of the home and landscaping per Sweetgrass Hills Covenants is 18 months after the performance deposit is deposited with the BSOA. The performance deposit was posted with the BSOA on September 25, 2020.

The most recent Extension request was reviewed at the April 20, 2023, BSAC meeting. The BSAC voted unanimously to approve the request and the following motion was made:

Motion made by Stacy Ossorio to approve the construction extension request for 9 months (to be completed by January 30, 2024); seconded by Maggie Good. Motion passed unanimously.

The owner joined via Zoom and Josh Hampton, from Blue Room Construction, the new Project Manager, joined in person. Staff noted there have been no changes to the approved plans, however, during the structural rectifications it was discovered that additional items needed to be addressed. Graham consulted with the engineering firm involved with the project and received a plan to correct the items.

In addition, the electrical junction box was moved twice, per the direction of Northwest energy. This was to comply with code that changed during construction.

The owner anticipates the exterior of the house to be completed by mid-March, drywall and interior finishes completed mid-May, and the final exterior touches complete by the end of June. Landscape and asphalt will follow as soon as feasible.

**Motion made by Maggie Good to approve the request for an Extension making the new completion date for construction July 1, 2024, and landscaping by September 1, 2024; seconded by John Seelye. Motion passed unanimously.**

**7). Single-Family, New Construction Extension**

d. BSOA: #06270A Williams Montana Lodge, LLC

Legal: Cascade

Block 4, Lot 270A

Street: 7 Little Wolf Rd.

Staff presented an extension request for the new construction located at 7 Little Wolf Rd. Kyle Lanier, Project Manager, attended the meeting in person.

The completion date for both the construction of the home and landscaping per Cascade Covenants is 12 months after the performance deposit is deposited with the BSOA.

Although the performance deposit was posted on November 3, 2022, Mr. Lanier explained the start date was pushed back as there was water on the lot causing delays, but the project is back on track and currently in the framing phase.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for both construction and landscaping November 3, 2024; seconded by John Seelye. Motion passed unanimously.**

**8). Single-Family, New Construction Extension**

- e. BSOA: #06358 William Becker LLC  
Legal: Cascade  
Block 6, Lot 358  
Street: 24 Low Dog Rd.

Staff presented an extension request for the new construction located at 24 Low Dog Rd. Josh Greene, Project Manager, attended the meeting in person.

Staff reported that the final grading is complete, and the exterior will be finished by February 1, 2024. The landscaping will be installed in the spring.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for construction March 31, 2024, and landscaping August 1, 2024; seconded by John Seelye. Motion passed unanimously.**

**9). Single-Family, New Construction Extension**

- f. BSOA: #06338 Jennifer Byerly  
Legal: Cascade  
Block 6, Lot 338  
Street: 25 Low Dog Rd.

Staff presented an extension request for the new construction located at 25 Low Dog Rd. Josh Greene, Project Manager, attended the meeting.

Staff reported that the final grading is complete, and the exterior will be finished by February 1, 2024. The landscaping will be installed in the spring.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for construction March 31, 2024, and landscaping August 1, 2024; seconded by John Seelye. Motion passed unanimously.**

**10). Single-Family, New Construction Extension**

- g. BSOA: #02507 Caroline Pierce  
Legal: Aspen Groves  
Block A, Lot 7  
Street: 77 Chucks Place

Staff presented the extension request for the new construction located on Chucks Place. Josh Greene, Project Manager, attended the meeting.

The completion date for both the construction of the home and landscaping per Aspen Groves Covenants is 12 months after the performance deposit is deposited with the BSOA. The performance deposit was posted with the BSOA on July 18, 2022.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for construction July 18, 2024; seconded by Vanessa McGuire. Motion passed unanimously.**

**11). Single-Family, New Construction Extension**

- h. BSOA: #06047A Jonathan & Meredith Stoler  
Legal: Cascade  
Block 2, Lot 47A  
Street: Little Thunder Rd.

Staff presented an extension request for the new construction located on Lot 47A Little Thunder Rd. Josh Greene, Project Manager, attended the meeting.

The completion date for both the construction of the home and landscaping per Cascade Covenants is 12 months after the performance deposit is deposited with the BSOA. The performance deposit was posted with the BSOA on September 1, 2022.

Josh anticipates the project to be completed by the end of summer 2024.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for both construction and landscaping September 9, 2024; seconded by Stacy Ossorio. Motion passed unanimously.**

**12). Single-Family, New Construction Extension**

- i. BSOA: #06045A Michael Wiesner  
Legal: Cascade  
Block 2, Lot 45A  
Street: Little Thunder Rd.

Staff presented an extension request for the new construction located on Lot 45A of Little Thunder Rd. Staff reported that progress has slowed due to inclement weather, supply, and labor shortages.

The completion date for both the construction of the home and landscaping per Cascade Covenants is 12 months after the performance deposit is deposited with the BSOA. The performance deposit was posted with the BSOA on May 17, 2022.

**Motion made by Maggie Good to approve the request for an Extension, making the new completion date for construction March 17, 2024; seconded by John Seelye. Motion passed unanimously.**

**10). Adjourn** - The meeting adjourned at 10:27 AM.

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Stacy Ossorio, BSAC Chair