



Architectural Committee Meeting Minutes – October 19, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
John Seelye
Brad Reiersen
Maggie Good-Virtual
Greg Clark-Virtual
Suzan Scott
Lisa Chase

Guests in Attendance:

Brian Beason
Lisa Knorr
John Brown
Gina Dee
Derek Moskalyk
Dick Fast
Steven Chernausek

Project Attending For:

#02722 225 W Pine Cone Terrace
#07511 Moosewood Rd.
#04206 2570 Curley Bear Rd.
#04207 2580 Curley Bear Rd.
#04207 2580 Curley Bear Rd.
#02722 225 W Pine Cone Terrace
#02722 225 W Pine Cone Terrace

Guests Joining Virtually:

Jolene Clark	#02726 168 W Pine Cone Terrace
Laurie Merritt	#06242 15 Swift Bear Rd.
William Merritt	#06242 15 Swift Bear Rd.
Amy Swick	#06242 15 Swift Bear Rd.
Paul Williamson	
Jake Weldon	#06030 14 Washakie Rd.
Cassandra Elwell	#04622 2220 Spotted Elk
Jason Hubbard	#02815 169 Silverado Trail

1) Membership Forum –

Lisa Knorr, 2050 Moosewood Rd (lot 5), attended the meeting on behalf of herself and Moosewood Rd. neighbors to express their concern for excavation commencing on Lot 3 of Moosewood Rd. in the Northfork Creek subdivision. Ms. Knorr read from a letter written by Tim and Sue Mitchell which read:

Building site envelopes for the Northfork Creek subdivision were designed on the final plat based on careful consideration of the following:

Maximize privacy between homes.

Minimize environmental disturbance to numerous factors including, but not limited to: vegetation, wetlands, topography...

Maintain visual and aesthetic appeal of the land itself and its surroundings (without disturbing the natural contours on lot 3)

The record of the Big Sky Architectural Committee will show that we have expressed our concern on several occasions in the past that the designated building envelope locations are a very important consideration for the lots of the Northfork Creek subdivision.

We were involved in a site plan approval hearing for lot 3 last winter and the building location as proposed then was in substantial compliance with the building envelope.

We were not informed that a change to the site plan was proposed, and it is not acceptable – to us or our neighbors, the McGuires.

Respectfully Tim and Sue Mitchell

Lisa Knorr stated she was not notified of the project or changes and inquired as to why a Variance was allowed and questioned if it was because the driveway would be too expensive.

Staff confirmed that notifications are sent once during the sketch review and the project did not require a variance.

Committee member John Seelye noted that Gallatin County supersedes the BSOA and would have had to provide a Land Use Inspection to ensure proper documentation at the county.

Staff noted the matter will be further investigated.

Laurie Merritt, William Merritt and their daughter, Amy Swick, 15 Swift Bear Rd., also joined the meeting for public forum. The Merritts expressed concern regarding the adjacent neighbor's addition located at 11 Swift Bear Rd. The neighbor's addition has a metal roof and during the afternoon sun kicks off an intense glare that projects into the Merritt's living space.

Staff noted the landscaping is a current project and will further investigate possible solutions.

2) Call to Order - The Chair called the meeting to order at 9:20 AM.

3) Meeting Minutes -

September 21, 2023, Minutes

Motion made by Brad Reiersen to approve the September 21, 2023, Meeting Minutes; seconded by Stacy Ossorio. Motion passed unanimously.

4) Single-Family, Materials Change

- a. BSOA: #04622 Todd Overton
Legal: Meadow Village
Block 6, Lot 22
Street: 2220 Spotted Elk Rd.

Staff presented a request for materials change for Overton's major addition. Cassandra Elwell joined the meeting via zoom. The Major Alteration was approved on May 4, 2023. The intent of the project was to update the exterior of 2220 Spotted Elk Rd. The owners requested to update the colors and add stone.

The siding on the north elevation has been changed from LP Smartside lap siding to Canyon Creek Montana Sandstone Veneer. The siding on the other sides of the home has been changed from LP Smartside to cedar ship lap for both the vertical and horizontal installation. The color of the siding has changed from Sherwin Williams Artisan Tan paint to Sherwin Williams Covered Bridge semi-transparent stain. The paver patio has been changed to a natural stone flagstone patio.

Motion made by John Seelye to approve the change of materials as submitted; seconded by Brad Reiersen. Motion passed unanimously.

5) Single-Family, Materials Change

- b. BSOA: #06045A Wiesner
Legal: Cascade
Block 2, Lot 45A
Street: TBD Little Thunder

Staff presented a request for materials change for the Wiesner's new construction on Little Thunder Rd., lot 45. The prefinished siding material was difficult to work with and the owner opted for painted horizontal and vertical rough sawn soffit instead.

Motion made by John Seelye to approve the change of materials as submitted; seconded by Brad Reiersen, Motion passed unanimously.

6) Single Family, Minor Landscaping Alteration

- c. BSOA: #04206 John Brown
Legal: Meadow Village
Block 2, Lot 6
Street: 2570 Curley Bear Rd

Staff presented a project to install a buried propane tank. The owner will need to remove a dying tree to access the appropriate location. The tank will be buried on the west side, 10 feet from the side of the home and within required setbacks.

Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed unanimously.

7) Single Family, Minor Landscaping Alteration

- d. BSOA: #04207 Regina Dee & Derek Moskalyk
Legal: Meadow Village
Block 2, Lot 7
Street: 2580 Curley Bear Rd.

Staff presented a project to install a buried propane tank. The tank will be buried on the west side, 15 feet from the side lot setback requirement.

Motion made by John Seelye to approve the application as submitted; seconded by Brad Reiersen. Motion passed unanimously.

8) Single-Family, Landscaping Modification

- e. BSOA: #06030 Ramanjuan Srinivasan (Lera & Kutta)
Legal: Cascade
Block 1, Lot 30
Street: 14 Washakie Dr

Staff presented a landscaping modification for a major alteration located at 14 Washakie Rd. The project manager requested approval to add two additional retaining walls for erosion retention using natural stone. The walls will be no longer than 24 feet in length and 4 feet in height.

Motion made by John Seelye to approve the landscaping alteration as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

9) Single Family, New Construction Final

- f. BSOA: #02722 Westie Wheatie LLC (Chrissy Galovich)
Legal: Aspen Groves
Block C, Lot 22
Street: 225 W. Pine Cone Terrace

Brian Beason, Project Representative, was present on behalf of the owner applicant. Staff presented the final plans for new construction. The landscaping plan includes Mugo Pines, Colorado Blue Spruce, native grasses, and seed mix. The project manager noted that the owner is open to adding more landscaping if additional screening is needed for neighbor privacy. The lighting plan was also presented. Only two lights face the back of the home, one light is on the back of the garage. There are to be three lights in the front of the garage and four can-lights in the front of the home.

Mr. Beason also noted that he will not be using the cul-de-sac for construction staging. He did mention that last year the plow truck had been moving the streets snow onto lot 22.

While the committee reviewed sample material colors from a brochure, they requested to view a sample of the roofing material in person and therefore tabled making a Motion.

No Motion was made.

10) Single-Family, Minor Alteration & After-the-Fact

- g. BSOA: #02815 Jason Hubbard
Legal: Aspen Groves
Block D, Lot 15
Street: 169 Silverado Trail

Jason Hubbard joined the meeting virtually to request three minor alteration approvals; an After-the-fact review for a fence and play structure, and approval for a water fountain.

Staff presented photos of the existing fence and play structure, and concept photos of the water fountain.

The committee requested to view the designs and structure on a site plan. Staff inquired with the committee if she could pull an existing site plan on file to use for the next meeting and if that would suffice. The committee agreed and the presentation was tabled.

An adjacent neighbor, Mr. Reger, 83 W. Pine Cone Terrace, joined the meeting to inform the committee that the fence is hard to see from his property and he has no problem with it.

Steve Chernausek, Aspen Groves HOA, was present as well. His stance remains on his concern for the free movement of wildlife, and remaining fair and consistent for all Aspen Groves members.

No Motion was made.

11) Single-Family, Minor Alteration After-the-fact

- h. BSOA: #02726 Michael & Deborah Rowley
Legal: Aspen Groves
Block C, Lot 26
Street: 168 W Pine Cone Terrace

Staff presented a second After-the-fact review for the upper retaining wall at 168 W. Pine Cone Terrace. Staff confirmed the wall was 24 feet in length and 4 feet in height. No landscaping was added.

Motion made by Brad Reiersen to approve the upper retaining wall as being installed; seconded by Stacy Ossorio. Motion passed unanimously.

Motion made by John Seelye to waive the \$500 After-the-fact fee as one has already been imposed for the lower wall; seconded by Stacy Ossorio. Motion passed unanimously.

12) Single-Family, Minor Alteration After-the-fact

- i) BSOA: #06020 Lone Peak Partners, LLC (Robert Rapp)
Legal: Cascade
Block 1, Lot 20
Street: 120 Cheyenne Rd.

Staff had requested the owner applicant join the 10.19.23 BSAC meeting for an After-the-fact review for a replacement roof. The project manager, Paul from CMS, joined the meeting on his behalf. Paul confirmed no height was added and noted the roof was installed with asphalt and standing seam metal. Paul also confirmed the dumpster and porta potty will be removed the following week.

Motion made by John Seelye to approve the black roof as being installed and impose the \$500 After-the-fact fee; seconded by Stacy Ossorio. Motion passed unanimously.

13) Discussion Items

a. Non-Compliance & Related Matters

- i. BSOA: #06040 Monroe Cameron and Trish Freeman
Legal: Cascade Subdivision
Block 1, Lot 40
Street: 30 White Otter Rd.

The owners of 30 White Butte Otter Rd were sent a letter dated October 5, 2023, requesting their presence at the October 19, 2023 BSAC meeting to respond to the violations and fines regarding the encroachment of the recreational easement.

Encroaching in a recorded recreational easement is considered a violation by the BSOA, for which action may be taken. As the Members were not present, the BSAC approved the following motion made on September 7, 2023, to stand:

Motion made by Clay Lorinsky to impose a \$500/day fine commencing 15 business days from the date of this letter for non-compliance; seconded by Brad Reieron. Motion passed unanimously.

- ii. BSOA: #06242 Laurie & William Merritt
Legal: Cascade
Block 3, Lot 242
Street: 15 Swift Bear

Staff presented the photos that the Merritts provided regarding their complaint as noted in Public Forum. The committee did not believe the addition/major alteration located at 11 Swift Bear Rd is in the Merritt's view shed of Lone Peak.

Staff will investigate possible solutions to address the glare from the neighbors roof.

b. Review Fee's

i. Exhibit A

1. Staff proposed fee increases. The committee discussed inconsistencies in the percent increases and made recommendations. Staff will re-present the proposal at the next BSAC meeting.

c. Staff Updates

[BSOA: # Fairways Partners LLC](#)

Legal: Meadow Village

Street: Little Coyote

The native grass seed was spread on October 11, 2023.

The dumpster and porta potty will be in the driveway until about December 1st to support the interior work, but they should be able to reduce the porta potty to 1 unit instead of 2 by November 1st?

Interior Estimated Substantial Completion Targets:

Nov. 1, 2023 - (4B) 2214 Little Coyote Road

Nov. 27, 2023 - (4A) 2220 Little Coyote Road

The BSOA has \$32,296 in performance deposits for the Fairways.

Kenny has requested \$30,000 of the performance deposit be returned with the remainder being returned after the porta potty and dumpster are removed.

Motion made Stacy Ossorio to release half of the Performance Deposit and the committee will reassess Substantial Completion in June; seconded by John Seelye.

[BSOA: #04520 LeAnn & Todd Shaw](#)

Legal: Meadow Village

Block 5, Lot 20

Street: 2245 Little Coyote Rd.

The Finance Committee would like to know if we should charge a late fee regarding the Shaw invoice in the amount of \$3,200.00 dated 5.31.23:

Motion made by John Seelye to allow a penalty fee or interest to accrue in accordance with the Finance Committee's policies and procedures; seconded by Stacy Ossorio.

14) Adjourn - The meeting adjourned at 11:21 AM.

Stacy Ossorio, BSAC Chair