



Architectural Committee Meeting Minutes – February 1, 2024

<u>BSAC/Staff in Attendance:</u> Stacy Ossorio, Chair George Mueller Maggie Good Vanessa McGuire Suzan Scott Lisa Chase	<u>Guests in Attendance:</u> Patricia Lynne Conkling Jake Weldon Peter Bing <u>Guests Joining Virtually:</u> Trevor Pierson Jackson Boyer Florin Ibrani Scott Freimith	<u>Project Attending For:</u> #04335 3145 Two Moons Rd. #06030 14 Washakie Dr. #06030 14 Washakie Dr. #06303 Lot 303 White Grass Rd. #06019 11 Cheyenne Rd. #06303 Lot 303 White Grass Rd. #06030 14 Washakie Rd.
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1) Membership Forum –

2) Call to Order – The Chair called the meeting to order at 9:09 AM.

3). Meeting Minutes –

January 17, 2024, Minutes

Motion made by Maggie Good to approve the January 17, 2024, Meeting Minutes as revised; seconded by Vanessa McGuire. Motion passed unanimously.

4). Single-Family, New Construction Extension

- a. BSOA: #06019 Jackson, Robert & Kimberly Boyer
Legal: Cascade
Block 1, Lot 19
Street: 11 Cheyenne Rd.

Staff presented a request for an Extension for New Construction located on Lot 19 on Cheyenne Rd. The performance deposit was posted by the BSOA on June 16, 2022. Per the Cascade Covenants, all construction shall be diligently prosecuted to completion and shall in any event be completed within 12 months of commencement unless specific written extension granted by the committee.

Jackson Boyer, owner, and project representative joined the meeting via Zoom to request an extension. Mr. Boyer expressed confidence the project would be completed by Thanksgiving.

Motion made by Maggie Good to approve the Extension request until November 30, 2024; seconded by Stacy Ossorio. Motion passed unanimously.

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5). Single-Family, Major Alteration Material & Design Change

- b. BSOA: #06030 Ramanjuan Srinivasan (Lera & Kutta)

Legal: Cascade
Block 1, Lot 30
Street: 14 Washakie Dr

Project representatives, Scott Freimuth, Jake Weldon & Peter Bing joined the meeting to request a design and material change to the Major Alteration that is underway located on 14 Washakie Dr.

Staff presented the minor design change to increase the size of the small window located at the lower level on the west elevation to 3' x 2.'

In addition, the existing corrugated metal roofing will be replaced with a standing seam Cor-ten metal roof. The corrugated metal roofing at the garage addition will be changed to standing seam Cor-ten metal roofing. The asphalt shingle roofing at the two-story addition will be changed to Cor-ten standing seam roofing and exterior siding has been changed to corrugated Cor-ten metal siding for its longevity.

Motion made by Maggie Good to approve the design and material change as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

6). Single-Family, New Construction Sketch

- c. BSOA: #06303 Florin Ibrani & Nissrine Nakib

Legal: Cascade
Block 4, Lot 303
Street: White Grass Rd.

Staff presented a sketch review for New Construction on Lot 303 of White Grass Rd. The proposal contemplates a modern two-floor split level structure that will have 5,624 finished square feet and offers an attached two-car garage that has 1,103 square feet.

The home will have an owner suite and four guest suites. The mono-sloped roof offers breaks at 38 feet 11 inches at each elevation.

Trevor Pierson, project representative, joined the meeting via zoom. Trevor noted that the owners intend to keep as many existing trees as possible.

Staff noted the placement and screening of the hot tub will be reviewed at the Final review.

Motion made by George Mueller to approve the application for sketch review as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

7). Single-Family, Minor Landscaping After-the-fact

- d. BSOA: #02815 Jason Hubbard

Legal: Aspen Groves
Block D, Lot 15
Street: 169 Silverado Trail

The applicant was not present for the meeting making this the second absence.

Motion made by Maggie Good to impose a \$50 fine per day to begin retroactively on the date of this letter if the applicant is not in attendance for the February 15, 2024, BSAC meeting; seconded by Vanessa McGuire. Motion passed unanimously.

8). Single-Family, Minor Alteration After-the-fact

- e. BSOA: #04335 Patricia Lynne Conkling
Legal: Meadow Village
Block 3, Lot 35
Street: 3145 Two Moons Rd

Staff presented an After-the-fact review for a completed replacement roof on 3145 Two Moons Rd. The owner was having ice dam issues and was unaware that she would have to come through the BSAC for a replacement roof.

Staff noted the weathered wood malarkey highlander shingles used for the project are almost identical to the previous material and no additional height was added to the roof.

Motion made by Maggie Good to impose a \$100 fee for the Minor Alteration Review and \$100 fee for the After-the-fact Review; seconded by Vanessa McGuire. Motion passed unanimously.

9). Discussion Items

- a. Sustainability Builders Short List

Staff presented a ‘builders shortlist’ proposed by the Sustainability Committee to be included at the end of the New Construction application(s). The committee agreed that the list would be beneficial for the BSOA to have but suggested adding language to note the items listed are not required by the BSAC but strongly encouraged, and to expand the title to read, “Owners, architects and builders.”

Motion made by Stacy Ossorio to approve the Sustainability Committees short list as revised; seconded by Vanessa McGuire. Motion passed unanimously.

10). Adjourn – The meeting adjourned at 10:01 AM.

Stacy Ossorio, Chair