

Big Sky Architectural Committee Meeting Agenda

January 26, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Sketch Plan Review		Discuss/Motion
a. BSOA #04222 – Julsrud Remodel with Additions	Joe Schwem, Architect & Josh Greene, Contractor	
4. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. December 8, 2011 BSAC Meeting Minutes		
5. Adjourn		--

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



Architectural Committee Meeting - January 26, 2012

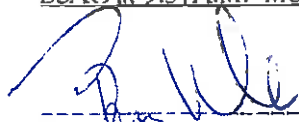
8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT. 59716

1. **Membership Forum-** No one was present for membership forum discussion.
2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05 AM. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Kenny Holtz, Trevor McSpadden, Pat Dillon and Mary Michelle "Mitch" Furr (via telephone). BSOA staff present included Mindy Nowakowski and Janet Storey.
3. **Sketch Plan Review-**
 - a. **BSOA #04222 Julsrud Remodel with Additions** (Lot 22, Block 2, Meadow Village Subdivision, Gallatin County) - Architect Joe Schwem and Contractor Josh Greene attended in person on behalf of the Owner. Joe Schwem presented the plans and reviewed the aspects of the existing home that the Owners would like change with the major renovations that they are proposing. Joe Schwem mentioned that the siding will match existing, but Josh Greene stated that they would have to evaluate the existing siding and that some may have to be replaced. Joe Schwem clarified that the existing height is 25 feet and that the addition will match the existing roof pitches. Joe Schwem stated that at this time the Owners did not have any plans for a hot tub but they may do a sauna off the garage at a later date. Pat Dillon asked whether the driveway would be redone. Joe Schwem said that the driveway was not part of the scope of work as a whole, but that some portions of the driveway would be improved. Brian Wheeler inquired whether landscaping would be redone with this renovation, since it appears that the lawn does not have any irrigation. Joe Schwem said that landscaping was not planned as part of the renovation, and the BSAC suggested that the Owner should consider improvements to the landscaping at this time. Janet Storey mentioned that the Owner may want to consider adding windows to the East Elevation of the garage wall. Mindy Nowakowski asked Joe Schwem to please clarify the scope of the renovations where a portion of the home was going to be torn down. Joe Schwem indicated that the scope of the renovations would be about \$300K and that they would be tearing the walls to the existing garage down to concrete. It was requested by the BSAC that Joe Schwem please detail in writing the process for the renovation including what walls would be torn down etc. Kenny Holtz made a motion Trevor McSpadden seconded to approve the sketch plan with the discussion points raised. Motion carried unanimously.
4. **Staff Report -**
 - a. **Performance Deposit Tracking Sheets** - There were no questions or comments on the Performance Deposit Tracking Sheets.
 - b. **Covenant Compliance Tracking Sheet** - The BSAC discussed the concerns about the snow plowing on the mountain and it was discussed that this the contractors first year plowing and it has been a hard year with the ice and lack of snow. Kenny Holtz asked if the contractor had been working with Staff over the concerns and Staff informed the BSAC that the contractor has been in constant communication with the office. Staff gave an update on the zoning complaint that was filed with the Gallatin County Code Compliance office that was included in the meeting packet and informed the BSAC that the Code Compliance Officer, Nicole Olmstead had sent a warning letter to Bulldog Cable. Pat Dillon requested an

update on the truck with the Burger Bar and Stor-A-Ski sign in the bed that was parked at the pullout on the mountain. Brian Wheeler informed him that that pullout is within the highway right of way and those two businesses are lessees of Boyne, but that Boyne does not condone such advertisement and the truck has been moved. Pat Dillon inquired with the BSAC about the regulations for driveways in BSOA and was informed about the design regulations that govern driveways. He raised the concern over the sea of pavement that exists with some homes. Brian Wheeler mentioned the history with regard to the philosophy to discourage garages fronting the roads that may have inadvertently resulted in the "sea of pavement" but that the BSAC is more aware of this now when reviewing design.

c. December 8, 2011 BSAC Meeting Minutes – Staff pointed out the two set of meeting minutes in the packet. The minutes marked draft were the ones reviewed by the BSAC and the set at the front of the packet were the ones that had been amended pursuant to Committee Member Stacy Ossorio's comments with regard to paragraphs 5a(i) and 5d. Trever McSpadden made a motion and Kenny Holtz seconded to approve the December 8, 2011 meeting minutes as amended. Motion carried unanimously.

5. Adjourn - Kenny Holtz made a motion and Trever McSpadden seconded to adjourn the meeting of the BSAC at 9:37A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

February 9, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Development Project Review		Discuss/Motion
a. Cascade Ridge Project Extension	Pat Lopker & Mark Lilly, Developers (phone)	
4. Sketch Plan Review		
a. BSOA #02506 – Pierce Remodel with Additions	Janet Storey, Architect & Josh Greene, Contractor	
5. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Introduction of BSCC Park Projects for Summer '12	Jessie Neal, BSCC Executive Director	
b. Performance Deposit Tracking Sheets		
c. Covenant Compliance Tracking Sheets		
d. January 26, 2012 BSAC Meeting Minutes		
6. Adjourn		--

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

Architectural Committee Meeting - February 9, 2012

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 Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Kenny Holtz, Trever McSpadden, Sharon Douglas and Par Dillon. Committee member Mary Michelle "Mitch" Fur attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.
3. **Development Project Review-**
 - a. **BSOA #20101 - 20213 Cascade Ridge Condominiums** (Area 13A, Block 2, Cascade Subdivision, Madison County) - Developers Mark Lilly and Pat Lopker (Developers) were present for the meeting via phone and the on-site property manager, William Feher, was present in person. Michele Geppert summarized the history of the development project and discussed that the first phase of the project including units 201-205, the lodge and the gateway have all been completed and were illustrated on a map provided for discussion. Additionally, the Developers cleared sites for homes and completed most of the landscaping around the completed structures and common elements. There are no foundations in the ground that are incomplete and the overall aesthetic of this development is really nice.

Michele Geppert discussed that Staff has received one complaint in Fall 2011 by the Youngs (BSOA #06110A, Lot 110A, Block 2, Cascade Subdivision, Madison County) who recently built their single family residence nearby and had concerns about the construction staging trailers that remain on-site. Michele Geppert discussed that the Youngs were aware that the approaching winter snow would make it difficult for anything to be done about the situation until Spring 2012, and the Youngs expressed that they were fine waiting until that time. William Feher discussed that he had met with the Youngs in the fall to discuss their concerns and has continued an open dialog with them in an effort to get this issue resolved. Developers discussed that they have considered different options for moving the trailers to different locations on the property, but their preference is to keep the trailers where they are currently situated because the location is ideal if construction were to commence and it would be costly to have them moved. The Developers informed the BSAC that they own the trailers and if they were required to move them off site they would have to pay for storage or sell the trailers at a loss. In addition, if the trailers were relocated to another part of the site, then power and telephone would have to be installed to the new location. At the present time, there are two completed units that are left unsold, and if one should sell, the Developers would begin construction immediately on a new unit.

Owner Gail Young joined the meeting via phone and discussed her concerns about the visibility of the construction trailers and staging area with the BSAC. The BSAC discussed Gail's concerns and agreed that the need for construction trailers at the present time does not exist; and since there is no ongoing construction, the trailers and staging site should be completely demobilized. The BSAC further discussed that demobilization would be required for any project that is not under construction in the BSOA. As an alternative to the trailers, the BSAC suggested the Developers utilize the garage of one of the unsold units. The existing staging site is very exposed to the surrounding neighborhoods and probably does not look very

nice to prospective buyers within this development. If construction were to commence and the Developers found that having a staging location with trailers became necessary, they could request the BSAC reconsider allowing the staging site be mobilized in an alternative location that was less visible. Kenny Holtz made a motion and Trever McSpadden seconded to require that the demobilization of the construction staging site inclusive of all trailers, portable toilets, temporary structures, debris and equipment on or before June 30, 2012. Approval is based on the findings that: 1) the BSAC does not permit construction staging on properties that are not actively undergoing construction and Cascade Ridge is no exception and 2) the likelihood that construction will commence any time soon is minimal with two unsold units in their inventory. Motion carried unanimously.

Staff discussed that an additional motion providing an extension to the current Disturbed Lot/Landscaping agreement was necessary and should match the expiration date of the recently-updated Letter of Credit. Kenny Holtz made a motion and Trever McSpadden seconded to approve to extend the completion deadline for the disturbed lot/landscaping project at Cascade Ridge located on Area 13A, Block 2, Cascade Subdivision with a new completion deadline of December 26, 2014. Approval is contingent upon: 1) Receiving a new performance agreement signed for the disturbed lot/landscaping reflecting the new project deadline of December 26, 2014 and 2) The Developers notifying the BSAC in writing if they decide to commence construction, sign a new performance agreement form for each unit to be built and post a cash performance deposit in the amount required at the time construction is to commence.

4. Sketch Plan Review -

a. BSOA #2506 Pierce Remodel with Additions (Lot 6, Block A, Aspen Groves Subdivision, Gallatin County) – Architect Janet Storey and Contractor Josh Greene were present for discussion and represented Caroline Pierce in her request for Sketch Plan approval. Michele Geppert presented the Staff review findings and discussed that all items appear to be in compliance with the Aspen Groves Covenants and Design Regulations. Janet Storey discussed that the hot tub will be relocated but will be screened by the vegetation provided on the site. Janet Storey further discussed that the roofing materials, as indicated in drawings, may change because Caroline Pierce is considering using a metal roofing product instead. Final Plan drawings will indicate this modification and sample materials will be provided at the Final review. Sharon Douglas made a motion and Kenny Holtz seconded to approve the Sketch Plan Drawings as submitted. Motion carried unanimously.

5. Staff Report -

a. BSOA #07206 Introduction of BSCC Park Projects for Summer 2012 – Michele Geppert introduced Jessie Neal, the new Executive Director for the Big Sky Community Corporation (BSCC). Jessie Neal discussed that the BSCC would like to put in two climbing boulders at the Community Park and also post banners around the softball field fences this coming summer. She passed around photos showing examples of both the boulders and banners. Since both of these items are not specifically addressed in the Design Regulations, she felt it necessary to get some initial feedback from the Committee. The BSAC discussed the climbing boulders and agreed that these would be great additions to the park. They advised Jessie Neal to speak with the Gallatin County Planner Tim Skop as it is very likely a Land Use Permit would be required; but they would have no issue with approving the boulders as long as they complied with Gallatin County regulations. Jessie Neal then discussed that the proposed banners would be neatly displayed and questioned if she should submit each banner design on a case-by-case basis, or if an overall master signage plan that would require specific standards be more ideal. The BSAC discussed that an overall master signage plan would be the best approach and once approved by the BSAC, would allow the BSCC the flexibility to approve banners without bringing each individual banner in for BSAC review since the master signage plan would have strict guidelines on banner style, size, color, display and design. Jessie Neal discussed that the banners would remain displayed through the summer months, and the BSAC discussed

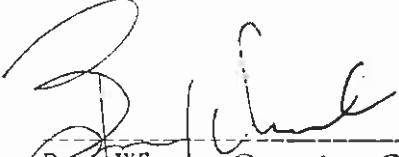
that a specific time-frame for banner display would be required for approval and would follow the dates of the softball season. It was also suggested that Jessie Neal discuss adopting a master signage plan for the park with the Gallatin County Planner Tim Skop to comply with zoning regulations.

b. **Performance Deposit Tracking Sheets** – There were no questions or comments on the Performance Deposit Tracking Sheet.

c. **Covenant Compliance Tracking Sheet** – There were no questions or comments on the Covenant Compliance Tracking Sheet.

d. **January 26, 2012 BSAC Meeting Minutes** – Mitch Furr made a motion and Kenny Holtz seconded to approve the January 26, 2012 BSAC meeting minutes. Motion carried unanimously.

6. **Adjourn** - Trever McSpadden made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 9:25AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

February 23, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Final Plan Review		
a. BSOA #02507 – Pierce Remodel with Additions	Janet Storey, Architect & Josh Greene, Contractor	
4. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. February 9, 2012 BSAC Meeting Minutes		
5. Adjourn		--

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



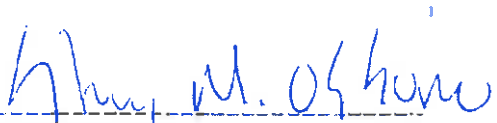
Architectural Committee Meeting – February 23, 2012

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

1. **Membership Forum-** Project representative Josh Greene was present at the meeting. No one was present for membership forum discussion.
2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Trevor McSpadden and Pat Dillon. Committee member Sharon Douglas attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.
3. **Final Plan Review-**
 - a. **BSOA #2506 Pierce Remodel with Additions** (Lot 6, Block A, Aspen Groves Subdivision, Gallatin County) – Architect Janet Storey and Contractor Josh Greene were present for discussion and represented Caroline Pierce in her request for Final Plan approval. Michele Geppert presented the Staff review findings and discussed that plans as submitted comply with Covenants and the Design Regulations. Janet Storey discussed the materials: the cedar shingle accents, trim, window cladding and chinking will match existing; the body of the home will be painted in Sherwin & Williams Woodscapes in ‘Almond Tree’ (#SW3407); the roof will be changed from an asphalt roof to a Bridger Steel standing seam metal roof in ‘Forest Green;’ and the several light fixtures will be replaced using the same style as existing decorative fixtures on the home. Janet Storey confirmed that the project is a remodel with several additions being added onto an existing structure. Trevor McSpadden made a motion and Stacy Ossorio seconded to approve the Final Plan drawings as submitted. Approval is contingent upon all applicable regulatory agencies’ approvals. Motion carried unanimously.
4. **Staff Report –**
 - a. **Performance Deposit Tracking Sheets –** Michele Geppert discussed that the project deadline for the Butera new single family home construction (BSOA # 06239, Lot 239, Block 3, Cascade Subdivision) is coming up on April 28, 2012. She discussed that Staff has sent Owner John Butera a letter regarding the upcoming deadline and requested he contact Staff to discuss filing an additional project extension with the BSAC if necessary. There were no other questions or comments on the Performance Deposit Tracking Sheet.
 - b. **Covenant Compliance Tracking Sheet –** There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. February 9, 2012 BSAC Meeting Minutes - Kenny Holtz made a motion and Trever McSpadden seconded to approve the February 9, 2012 BSAC meeting minutes. Motion carried unanimously.

5. Adjourn - Trever McSpadden made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 8:25AM. Motion carried unanimously.



Brian Wheeler, Committee Chair
Stacy Ossorio

Big Sky Architectural Committee Meeting Agenda

March 8, 2012

Agenda	Presenter	Action
1. Membership Forum	Stacy Ossorio, Chair	--
2. Call to Order	Stacy Ossorio, Chair	--
3. Final Plan Review		
a. BSOA #04222 – Julsrud Remodel with Additions	Joe Schwem, Architect & Josh Greene, Contractor	
4. Staff Report -	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. February 23, 2012 BSAC Meeting Minutes		
5. Adjourn		--

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



Architectural Committee Meeting - March 8, 2012

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

1. **Membership Forum-** Project representatives Josh Greene and Joe Schwem were present at the meeting. 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, Trevor McSpadden, and Pat Dillon. Committee members Kenny Holtz, Sharon Douglas and Mary Michelle "Mitch" Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.
3. **Final Plan Review-**
 - a. **BSOA #04222 Julsrud Remodel with Additions (Lot 22, Block 2, Meadow Village Subdivision, Gallatin County) -** Architect Joe Schwem and Contractor Josh Greene were present for discussion and represented Paul Julsrud in his request for Final Plan approval. Michele Geppert presented the Staff review findings and discussed that plans as submitted comply with Covenants and the BSOA Design Regulations (Regulations). She discussed that the BSAC needed to review the location of the hot tub and the proposed screening as it relates to the Regulations requirements for privacy screening. Section 2.14.6 of the Regulations state *"Hot tubs shall be placed in an inconspicuous area away from the direct view of Adjacent and public or private right-of-ways, and shall be screened using vegetation or other approved building materials. See information regarding Privacy Screens."* Section 2.14.8 of the Regulations also state: *"Privacy screens for hot tubs, sunning deck... shall be consistent with the overall design, construction and materials of the existing or proposed building. Privacy screens shall not be taller than the edge of the roof eaves of the existing or proposed building and shall not be longer than sixteen (16) feet in uninterrupted length. The use of vegetation is encouraged for full or partial privacy screening."* The BSAC discussed the proposed screening and agreed that the drawings, as submitted, meet the intent of the Regulations. Trevor McSpadden made a motion and Pat Dillon seconded to approve Final Plan drawings as submitted. Approval is contingent upon submittal of a letter from the licensed surveyor confirming that the project has been staked according to the Site Plan submitted and approved during Final Review and meets all setback requirement as outlined in the Meadow Village Subdivision Covenants. This letter must be submitted prior to any construction taking place. Approval is also contingent upon all applicable regulatory agency regulations. Motion carried unanimously.
4. **Staff Report -**
 - a. **Performance Deposit Tracking Sheets -** Michele Geppert discussed that the project deadline for the Butera new single family home construction (BSOA # 06239, Lot 239, Block 3, Cascade Subdivision) is coming up on April 28, 2012. She discussed that Staff sent Owner John Butera a letter regarding the upcoming deadline and requested he contact Staff to discuss filing an additional project extension with the BSAC if necessary. To date, Staff has received no

communication from Mr. Butera since this letter was sent out. There were no other questions or comments on the Performance Deposit Tracking Sheet.

b. **Covenant Compliance Tracking Sheet** – There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. **February 23, 2012 BSAC Meeting Minutes** –Sharon Douglas made a motion and Mitch Furr seconded to approve the February 23, 2012 BSAC meeting minutes. Motion carried unanimously.

5. **Adjourn** - Trever McSpadden made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 8:20AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

March 22, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Development project Discussion		
a. Alpenglow Update	Jeremy Maus, Owner	
4. Preliminary Sketch Plan Review		
a. BSOA #04526 Luechtefeld-Meade Remodel with Additions	John Luechtefeld and Linda Meade, Owners and Rob French, Architect	
5. Minor Alterations		
a. BSOA #06301A Bannon Windmill	Jeff Cyr, Project Representative	
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. March 8, 2012 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

Architectural Committee Meeting – March 22, 2012

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

1. **Membership Forum-** Project representatives Rob French, Jeremy Maus, Jeff Cyr and Jason West; and members Linda Meade and Jack Luechtefeld (Owners) were present at the meeting. No one was present for membership forum discussion.

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Kenny Holtz, and Pat Dillon. Committee members Sharon Douglas and Mary Michelle “Mitch” Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski, Mary Jane McGarity and Michele Geppert.

3. Development Project Discussion-

a. **Alpenglow Project Extension Request** (Lots 327-331 and Area 12, Block 6, Cascade Subdivision, Madison County) – Jeremy Maus of Alpenglow, LLC (Developer) was present for discussion of the proposed one-year project extension. Michele Geppert discussed the history of the project discussing that in 2010, a remediation plan was approved by the BSAC and the Developer finished remediating the development during the following building season. Additionally, the Developer has replaced the previous letter of credit Performance Deposits for both incomplete structures with Certificate of Deposits. Michele discussed that there have been no complaints by BSOA members regarding the project since it was remediated; however, the BSAC did request staff contact the Developer last fall to remove the unattractive financing signs visible from the Spur Road, and Jeremy Maus agreed to have them removed after the snow melts this coming spring. Kenny Holtz made a motion and Mitch Furr seconded to approve a one-year project extension. Approval is contingent upon the Developer signing a new Performance Agreement Form reflecting the new project deadline and submitting updated Performance Deposit information to Staff when the Certificate of Deposits mature. The new project deadline is March 22, 2013. Motion carried unanimously.

4. Preliminary Sketch Plan Review –

a. **BSOA #04526-04527A Luechtefeld-Meade Remodel with Additions** (Lots 26 and 27A, Block 5, Meadow Village Subdivision, Gallatin County) – Owners Linda Meade and John Luechtefeld and architect Rob French were present for discussion of the pre-sketch plan drawings. Michele Geppert discussed that the Owners would like to install a new garage with multiple additions; however their proposed driveway slope exceeds the 10% maximum slope of the BSOA Design Regulations. Prior to moving forward with getting more extensive drawings done and going through the Gallatin County review process, they wanted feedback from the BSAC. The BSAC discussed that the proposed driveway slope in the Design Regulations is based on the Fire District’s regulations. If Fire Chief William Farhat signs off on a proposed slope that is greater

than 10%, the BSAC would consider approval of the driveway employing Section 6.2 "Exceptions" of the Design Regulations. Additionally, the Owners requested BSAC feedback on the proposed deck expansion on the East Elevation. The drawings indicate the deck would be expanded out beyond property setbacks. Mindy Nowakowski discussed that Meadow Village Subdivision is subject to Gallatin County Zoning with regards to setbacks, and Gallatin County does have a variance process that if approved, the Owners could build in the setbacks. The BSAC discussed that if the Owners received a variance from Gallatin County to build in their side-yard setback on the East Elevation, they would see no issue with approving this component of the project. John and Linda discussed that they would meet with the Fire Chief and Gallatin County to discuss the driveway slope and deck variance.

5. Minor Alterations Review-

a. **BSOA #06301A Bannon Wind Turbine** (Lot 301A, Block 4, Cascade Subdivision, Madison County) – Project representatives Jeff Cyr and Jason West were present for discussion and represented the Bannons' in their request for approval of a proposed wind turbine. Michele Geppert discussed that wind turbines are not addressed in Cascade Covenants or Design Regulations, therefore, the BSAC would need to review this project based on aesthetics. Jason West introduced the project discussing that the timber tower and classically styled wind turbine would provide the residence with renewable energy and the aesthetics of a timeless and traditional iconic landmark. Although it would create renewable energy, the structure as proposed would be functional art and the applicant would be spending a great deal of money and resources to ensure it was high quality. The BSAC discussed the proposed wind turbine at length. Some Committee members questioned whether the wind turbine fits in with the ski-in-ski-out resort aesthetic; while other Committee members felt that given Big Sky's historical roots, the wind turbine would fit into this community nicely and help preserve Big Sky's ranching heritage. The BSAC discussed that since the Design Regulations and Covenants do not address wind turbines and given that the structure would be approximately 27 feet tall, more information would be required before they could reach a decision, including requesting feedback from the adjacent property owners. Mitch Furr made a motion and Sharon Douglas seconded to table discussion of the proposed wind turbine until more information can be gathered about the structure including adjacent property owners' feedback and any impacts related to shadows on adjacent properties and noise. Motion carried unanimously.

The BSAC discussed that the only renewable energy source structure addressed in the Design Regulations are solar panels. Since going "Green" seems to be a growing trend it is likely that similar proposals will be coming before the Committee in the coming years, it would be helpful if the Design Regulations were amended to address other alternative energy sources. The BSAC tasked staff with drafting a new section in the Design Regulations to address alternative energy sources.

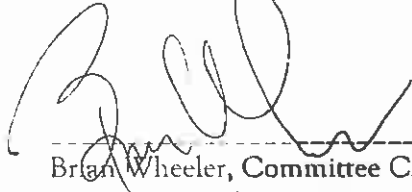
6. Staff Report –

a. **Performance Deposit Tracking Sheets** – There were no other questions or comments on the Performance Deposit Tracking Sheet.

b. **Covenant Compliance Tracking Sheet** - There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. **March 8, 2012 BSAC Meeting Minutes** - Kenny Holtz made a motion and Stacy Ossorio seconded to approve the March 8, 2012 BSAC meeting minutes. Motion carried unanimously.

7. **Adjourn** - Pat Dillon made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 9:40AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

**The April 12, 2012 BSAC
Meeting was cancelled due
to lack of business.**

Big Sky Architectural Committee Meeting Agenda

April 26, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. Stillwater Reroofing Project	Doug Morley, Architect Kristen Ramirez, Project Representative	
4. Pre-Sketch Plan Discussion		Discussion
a. BSOA #05406 Bulis Proposed New Single Family Residence	Reid Smith, Architect	
5. Sketch Plan Review		
a. BSOA #06036 Welles Additions & Lot Aggregation	Greg Dennee, Architect Kyle Barner, Project Representative	
6. Final Plan Review		
a. BSOA #06044 Duncan Residence Remodel	Dave Grigsby, Architect Kyle Barner, Project Representative	
b. BSOA #06126A Garczynski New Single Family Residence	Dennis Garczynski, Owner (phone) Sara Gram, Architect	
7. Project Extension Requests		Discuss/Motion
a. BSOA #06239 Butera Residence Project	John Butera (phone)	
8. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. March 22, 2012 BSAC Meeting Minutes		
9. Adjourn		--

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

Architectural Committee Meeting – April 26, 2012

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

1. **Membership Forum-** Project representatives or BSOA members Kristen Ramirez, Moe Chambry, Doug Morley, Ron Tabaczka, Doug Bing, Reid Smith, Alan Roos, Greg Dennee and Jamie Roberts were present at the meeting. No one was present for membership forum discussion.

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Kenny Holtz, Trevor McSpadden and Pat Dillon. Committee members Sharon Douglas and Mary Michelle "Mitch" Furr attended via phone. BSOA staff present included Janet Storey, Mary Jane McGarity and Michele Geppert.

3. **Minor Alterations -**

a. **Stillwater Reroofing Project** (Independent Condominium Association, Madison County) - Architect Doug Morley, property managers Kristen Ramirez and Moe Chambry, and Stillwater board member Ron Tabaczka were present for discussion of the proposed reroof project. Michele Geppert discussed that the proposed materials for areas on the roof top with a 1:12 pitch will be reroofed in the 90 mil. EPDM (rubber) by Firestone in 'Black;' steeper roofs with a pitch of 8:12 will be reroofed in 60 mil. EPDM by Firestone in 'Black;' the fascia will be done in heavy duty, high quality metal fascia painted 'Dark Bronze' using fade resistant Kynar paint; and the roofs over the Sky House decks will be reroofed in Malarkey legacy in 'Antique Brown.' She discussed that the review of roofing materials is subjective and the only requirement of the Design Regulations is that materials have a Class A or Class B rating. Doug Morley confirmed that the proposed roof materials carry a Class A rating. The BSAC asked the project representatives why the asphalt material proposed for the Sky House decks was not being considered for the entire project. Doug Morley discussed that most areas on the Stillwater roof tops would not be able to withstand the weight of a material heavier than the proposed EPDM materials. Kristen Ramirez discussed that the existing roof was done in EPDM and has lasted over 30 years. Trevor McSpadden made a motion and Kenny Holtz seconded to approve the roofing materials as submitted. Motion carried unanimously.

4. **Pre-Sketch Plan Discussion-**

a. **BSOA #05406 Bulis New Single Family Residence** (Lor 4, Block 6, Sweet Grass Hills Subdivision, Gallatin County) - Reid Smith was present for the pre-sketch plan discussion of the Bulis residence. Michele Geppert discussed that the proposed new single family construction project is a more contemporary design which will require one or more Exceptions to the Design Regulations. Since this contemporary style concept for a new single family residence is new to the BSAC, the owners have requested BSAC input prior to moving forward with having more extensive drawings created. Reid Smith discussed that some of the primary roof pitches would be

less than the required minimum pitch requirements of the Design Regulations. The minimal pitch is necessary to achieve the design aesthetic, but given the length and linear approach, appears to have a much steeper appearance. Reid Smith also discussed that some of the roof lengths are greater than 40 feet in length, and wanted clarification from the BSAC if some of the proposed architectural features such as the chimney would be considered a break in roof form to comply with the Design Regulations requirements for a roof lengths not greater than 40 feet (uninterrupted). The BSAC discussed that the chimney would be considered a break in roof form. The BSAC discussed the contemporary design and felt the contemporary style architecture is becoming a growing trend in other areas of Big Sky that are outside the BSOA's jurisdiction. The majority of the BSAC agreed that feedback would not be necessary since the minimal roof pitches are aesthetically pleasing for this particular home design and increasing those roof pitches would not look good. The owners and architect will be moving forward with the Sketch Plan submittal soon.

5. Sketch Plan Review-

a. BSOA #06036 Welles Additions and Lot Aggregation (Lot 36, Block 1, Cascade Subdivision, Madison County) – Project representative Doug Bing and architect Greg Dennee were present for discussion of the major renovation project. Michele Geppert discussed that the owners are currently pursuing approval from Madison County to amend the Cascade plat to combine lots 36 and 37. Once completed, their intent is to expand their existing home (currently located on lot 37). The BSAC discussed that they were in favor of the proposed lot aggregation. Kenny Holtz made a motion and Mitch Furr seconded to vote in favor of supporting the proposed lot aggregation. Motion carried unanimously.

Michele Geppert discussed that since the existing garage is close to the property setback and one of their proposed additions would be extending the garage out further, the owners are requesting a Variance from the Cascade Covenants ("covenants") to build outside their building setback. The BSAC discussed the Variance as it related to section II, paragraph C, subparagraph 6 of the covenants which state:

"All residences...shall be constructed...within the designated building envelope shown as a circle with a radius on the lot or as an enclosure showing the setback requirements as shown on Exhibit A...The Architectural Committee may approve moving the building envelope on a lot or adjusting a setback upon application of the owner and upon showing that the movement of the building envelope or setback will not substantially affect the view of other lot owners or adversely affect the plan and aesthetics of the subdivision".

The BSAC discussed and agreed that the proposed additions would improve the overall aesthetic of the home. They discussed that the proposed garage addition would have less of an impact and not "substantially affect [negatively] the view of the other lot owners or adversely affect the plan and aesthetics of the subdivision" any more than if the property owners decided not to combine the lots and instead, build a separate home on lot 36. Since the request for a Variance to the covenants is being requested, the BSAC discussed that adjacent neighbor feedback would be required prior to making a decision at Final Plan Review. The BSAC also discussed the building height with Greg Dennee. Greg Dennee confirmed that the average height of the additions and existing portions of the structure comply with the maximum height requirement of 28 feet. Kenny Holtz made a

motion and Mitch Furr seconded to approve Sketch Plan review and tasked staff with sending out notices to adjacent neighbors requesting feedback for the variance. Approval for the variance is required prior to Final Plan approval. Motion carried unanimously.

6. Final Plan Review-

a. BSOA #06044 Duncan Residence Remodel 2nd Final Plan Review (Lot 44, Block 1, Cascade Subdivision, Madison County) - Project representative Doug Bing was present for discussion of proposed modifications being made on previously approved Final Plan drawings for the Duncan major renovations/additions project. Michele Geppert discussed that the BSAC Final Plan approval was made back on December 8, 2011 and the owners are now requesting approval for several changes from those plans which are: 1) lowering the entry foyer and garage; 2) moving the garage doors to the east side and adding more pavement to accommodate this change; 3) adding six feet in length to the garage; 4) adding a boulder retaining wall; 5) moving the hot tub to a different location; 6) reducing the size of the rear deck; and 7) removing stairs off the main deck. The BSAC discussed the modifications with Doug Bing and agreed that most of the proposed changes were beneficial and necessary with the exception of the driveway modification. They discussed that the home already has the original driveway located on the opposite side of the property and wondered why it was not being removed. Doug Bing discussed that the Owners intend to use the existing driveway for ski access and it would be costly to remove. He discussed that money spent removing the driveway would be better spent on improvements to the existing landscape and home. Kenny Holtz made a motion and Trever McSpadden seconded to approve the proposed modifications made to the Final Plan drawings. Motion carried unanimously.

The BSAC discussed that multiple driveways for single family homes is strongly discouraged in the BSOA. Any consideration from the Duncan's in minimizing as much of additional paving needed for their project would be much appreciated.

b. BSOA #06126A Garczynski New Single Family Residence (Lot 126A, Block 2, Cascade Subdivision, Madison County) - Alan Roos was present for discussion and represented the Garczynskis' in their request for Final Plan approval for a new single family residence. Michele Geppert discussed that submitted plans appear to be in compliance with the Design Regulations and Cascade Covenants. As discussed in the cover letter, the survey will be submitted in 3-6 weeks since there is too much snow on the site for a survey to be performed. The BSAC reviewed the materials board: Malarkey asphalt roof in 'Heather'; Shakertown staggered butt cedar wall shingles in a custom Pittsburgh paint color mix of 50% 'Blue Ridge Bay' and 50% 'Coffee' semi transparent stain; Ranchwood batt and board in Pittsburgh paint 'East'; Ranchwood horizontal ship lap in Pittsburgh paint 'West'; 7/8 inch corrugated rusted siding; Deep Creek real stone veneer; aluminum clad windows by Hurd Windows in 'Aspen Moss' and; fir posts and beams in a custom Pittsburgh paint color mix of 50% 'Blue Ridge Bay' and 50% 'Coffee' semi transparent stain. Additionally, they will be installing Cordelia Lighting (model #HB48017MP) modern/contemporary fully shielded IDA approved Dark Sky Friendly light fixtures. Stacy Ossorio made a motion and Kenny Holtz seconded to approve the Final Plan drawings and building materials as submitted. Approval is contingent upon receiving a letter from a licensed surveyor confirming that the proposed home has been staked according to the site plan submitted

and approved during Final Plan review and meets all setback requirements of the covenants. Motion carried unanimously.

7. Project Extension Request-

a. BSOA #06239 Butera New Single Family Residence (Lot 239, Block 3, Cascade Subdivision, Madison County) - Owner John Butera was on the phone during discussion of the requested project extension. Michele Geppert discussed that the Butera project began on October 15, 2009 and on October 28, 2010, a project extension with a new completion deadline of April 28, 2012 was approved. John Butera discussed that since the last project extension was granted, several setbacks have prevented him from completing the project by the upcoming April 28th deadline. He discussed that the roof had to be reengineered and the company he purchased building materials from has gone out of business. He discussed that in approximately two months, the remaining logs should be delivered at which point they will be installed and he will be able to pour concrete for the driveway. Kenny Holtz made a motion and Sharon Douglas seconded to approve a project extension with a new project deadline of September 30, 2012 for completion of the exterior of the home and poured asphalt driveway. Approval is contingent upon the Owner signing a new Performance Agreement Form reflecting the new project deadline and communicating with BSOA Staff regarding any construction equipment and staging materials to remain on site for completion of the interior of the unit beyond the above completion deadline. Motion carried unanimously.

The BSAC discussed that the landscape portion of this project should be completed by the following spring/summer 2013. John Butera will need to discuss the components related to his landscape plan with the BSAC on or before the September 30, 2012 deadline so that the landscape portion of the project can be completed during the following growing season.

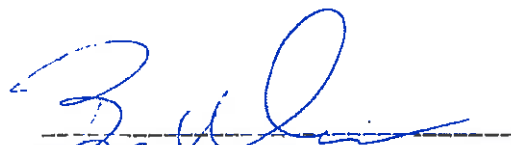
8. Staff Report-

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

b. Covenant Compliance Tracking Sheet- There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. March 22, 2012 BSAC Meeting Minutes -Trever McSpadden made a motion and Kenny Holtz seconded to approve the March 22, 2012 BSAC meeting minutes. Motion carried unanimously.

9. Adjourn - Pat Dillon made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 9:55AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

May 10, 2012

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 Park Projects 2012	Jessie Neal, BSCC Executive Director	
b. BSOA #05320 Loomis Reroof Project	John Loomis, Owner	
c. BSOA #04610 Lampe Landscape Project	Jan Lampe & Mike MacManus, Owners	
4. Pre-Sketch		
a. BSOA #07108 Tract 5, LLC	Al Malinowski, Owner	Discuss
5. Special Projects		
a. Crain Easement	Mindy Nowakowski	Discuss/Motion
6. Staff Report		
a. Performance Deposit Tracking Sheets	Michele Geppert, Staff	Discuss/Motion
b. Covenant Compliance Tracking Sheets		
c. April 26, 2012 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

Architectural Committee Meeting – May 10, 2012

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

1. **Membership Forum-** Property Owners and Project representatives Jessie Neal, Al Malinowski, Jerry Scott, Ben Emanuel, Jan Lampe, Mike MacManus, Jamie Daugaard and John Loomis were present. No one was present for membership forum discussion.

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Kenny Holtz and Pat Dillon. Committee member Sharon Douglas attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski, Mary Jane McGarity and Michele Geppert.

3. **Minor Alterations -**

a. **BSOA #07206 BSCC Park Projects 2012** (Tract 2-A, Sweetgrass Hills Subdivision, Gallatin County) – Jessie Neal, Executive Director of the Big Sky Community Corporation (BSCC) was present for discussion. Michele Geppert discussed that the BSCC is seeking approval for: two sets of hydraulic bleachers (one at each softball field) that will seat approximately 240 people; a climbing boulder; and landscaping work to include hard-pack paths, trees and grass seed. The BSAC discussed the bleachers and questioned how the bleachers would be stored. Jessie Neal discussed that the bleachers would be primarily used during the summer months, then folded up and stored in the outfields and will be out-of-sight as much as possible while not in use. Michele Geppert discussed that all plans appear to be in compliance with the Design Regulations and Sweetgrass Hills covenants. Kenny Holtz made a motion and Pat Dillon seconded to approve all of the proposed park projects as submitted. Motion carried unanimously.

b. **BSOA #05320 Loomis Re-roof Project** (Lot 20, Block 3, Sweet Grass Hills Subdivision, Gallatin County) – Owner John Loomis was present during discussion of his proposed re-roof project. Michele Geppert discussed that that the owners would like to reroof using a mechanical lock standing seam (26 gauge) steel roofing product in 'Dark Brown.' Kenny Holtz made a motion and Stacy Ossorio seconded to approve the re-roof project as submitted. Motion carried unanimously.

c. **BSOA #04610 Lampe Landscape Project** (Lot 10, Block 6, Meadow Village Subdivision, Gallatin County) – Owners Jan Lampe and Michael MacManus were present for discussion of their landscape project. Michele Geppert discussed that Jan Lampe submitted a landscaping list and plan showing the existing and proposed new landscaped features. New features to include: six new willows (7 gallon), 9-12 shrubs, native grass mix, landscaping mulched areas (bark and washed rock), one Canada Red Chokeberry Tree (2 inch caliper), random rock path with sand set, graveled areas with a 12 inch retaining wall and a random rock patio with sand set. Michele Geppert

discussed that the plans show only non-permanent (ie no poured concrete) landscaped features in setbacks. Plans as submitted appear to be in compliance with Design Regulations and Covenants. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the landscape plan as submitted. Motion carried unanimously.

4. Pre-Sketch Plan Discussion-

a. BSOA #07108 Tract 5, LLC Development Project (Tract 5, Meadow Village Subdivision, Gallatin County) - Owners and representatives Jerry Scott, Al Malinowski, Ben Emanuel and architect Jamie Daugaard were present for discussion of a concept for a new single family condominium development project. Michele Geppert discussed that the developers would like some committee feedback of their concept before moving forward with Sketch Plan drawings. In particular, Jamie Daugaard discussed that plans include roof pitches with a slope less than the minimum requirements of the Design Regulations. The BSAC discussed and agreed that the minimal roof pitches for this particular design looks nice and maintains a low profile which the neighbors would probably appreciate. The BSAC questioned where access to the project would take place and Jamie Daugaard discussed that the access would be from Curly Bear Road. The owners and architect will be moving forward with the Sketch Plan submittal soon.

5. Special Projects-

a. BSOA #09021 Crain Easement (Tract 2, COS 1875, Sweetgrass Hills Subdivision Gallatin County) - Mindy Nowakowski discussed that in 2007, the BSOA received a request from Rogers Crain, owner of Tract 2 of COS 1875 (this property is part of the BSOA, but not subject to BSAC currently) for an access easement through Tract D of Sweetgrass Hills Subdivision. The BSOA is the owner of Tract D and holds that property as the owners association for the Sweetgrass Hills Owners. At their meeting on July 24, 2009, the BSOA Board made a motion to allow staff to pursue development of the easement for Rogers Crain. The easement document has been extensively reviewed by the BSOA Legal Committee. In Staff discussions with Roger Crain's attorney, John Glover, it was discussed that this easement should be signed by the BSAC as well as the BSOA for two reasons: 1) any road construction may require BSAC approval and 2) as part of the consideration for the easement, Rogers Crain is going to subject his property (Tract 2 of COS 1875) to BSAC review. BSAC member Stacy Ossorio disclosed that as a realtor, she was involved in the closing of the Roger's Crain property and the rest of the BSAC felt that this should not be considered a conflict of interest and Stacy Ossorio could still vote. Kenny Holtz made a motion and Stacy Ossorio seconded to make a recommendation to the BSOA Board to grant an easement to Mr. Rogers Crain of Pine Lake LLC to cross Tract D of Sweetgrass Hills Subdivision for access to Tract 2 of COS 1875 subject to approval of 51% of the Sweetgrass Hills owners. If approved by 51% of the Sweetgrass Hills owners, then the BSAC Chairman is authorized to execute the easement agreement for recording. Motion carried unanimously.

BSOA member John Loomis discussed that he has concerns regarding traffic and density for properties that will drive through Sweetgrass Hills to access this road.

6. Staff Report-

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

b. Covenant Compliance Tracking Sheet- There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. April 26, 2012 BSAC Meeting Minutes -Kenny Holtz made a motion and Stacy Ossorio seconded to approve the April 26, 2012 BSAC meeting minutes. Motion carried unanimously.

9. Adjourn - Pat Dillon made a motion and Kenny Holtz seconded to adjourn the meeting of the BSAC at 8:35AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

May 24, 2012

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 Signs and Kiosk	Jessie Neal, Executive Director of BSCC	
b. BSOA #04209 Hart Window Install/Chimney removal	Alan Roos, Project Representative	
4. Variance Review		Discuss/Motion
a. BSOA #06036 Welles Setback Variance	David Welles, Owners Kyle Barner, Builder & Project Representative Doug Bing, Builder & Project Representative Greg Dennee, Architect	
5. Final Plan		Discuss/Motion
a. BSOA #06036 Welles Major Renovations Project	David Welles, Owners Kyle Barner, Builder & Project Representative Doug Bing, Builder & Project Representative Greg Dennee, Architect	
6. Design Regulations and Review Process	Michele Geppert, Staff	
a. Pre Sketch Discussion Process		
b. Contemporary Architecture and Roof Forms		
c. Alternative Energy Sources		
7. Chairman's Report	Brian Wheeler, Chair	
a. Road Names		
8. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. May 10, 2012 BSAC Meeting Minutes		
9. Adjourn		--

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



Architectural Committee Meeting – May 24, 2012

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

1. **Membership Forum-** Property Owners and Project representatives Alan Roos, Jessie Neal, Kyle Barner and Jamie Roberts were present. Leona Stredwick from the Madison County Planning Department was on the phone. No one was present for membership forum discussion.

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:04A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio and Trever McSpadden. Committee member Mary Michelle "Mitch" Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.

3. Minor Alterations -

a. **BSOA #07206 Big Sky Community Corporation (BSCC) Signs and Kiosk (Tract 2-A, Sweetgrass Hills Subdivision, Gallatin County)** - Jessie Neal, Executive Director of the Big Sky Community Corporation was present for discussion. Michele Geppert discussed that the BSCC is seeking approval for several Park Signs, a Trails Sign and a Kiosk. The location for each of these items were shown on a Site Plan submitted by Jessie Neal. Trever McSpadden disclosed that he is on the board for the BSCC and the BSAC discussed and agreed that this would not be considered a conflict of interest and Trever McSpadden could still vote. Stacy Ossorio made a motion and Mitch Furr seconded to approve the Signs and Kiosk project as submitted. Motion carried unanimously.

b. **BSOA #04209 Hart Window Install/Chimney Removal Project (Lot 9, Block 2, Meadow Village Subdivision, Gallatin County)** - Alan Roos was present and represented Donald Hart during discussion of the proposed window installation and chimney removal project. Michele Geppert discussed that Mr. Hart would like to remove the chimney shown in the submitted photos and install windows which will match the existing windows (materials, colors, design and dimensions) shown directly to the right and left of the existing chimney. Alan Roos discussed that the chimney impedes exterior views and is unnecessary as the existing fireplace is gas. Stacy Ossorio made a motion and Trever McSpadden seconded to approval the Window Install/Chimney Removal project as submitted. Motion carried unanimously.

4. Variance Review-

a. **BSOA #06036 Welles Setback Variance (Lot 36 and 37, Block 1, Cascade Subdivision, Madison County)** - Kyle Barner was present for discussion and represented David Welles during discussion of the proposed Setback Variance. Kyle Barner discussed that Lots 36 and 37 were recently aggregated through Madison County. Michele Geppert discussed that per the Design Regulations, notifications requesting feedback were sent to Adjacent Neighbors and a response from all three Adjacent Neighbors was received and all feedback was positive. Adjacent Neighbors made following comments:

David and Lynne Duncan (lot 44, Block 1, Cascade Subdivision): *I think Deke's addition will be tremendous! Really the only solution to a reasonable garage. -Dave*

Mary Ann Faubert Revocable Trust (Lot 35, Block 1, Cascade Subdivision): *"I think this is a plan for the neighborhood. I would be concerned if the height is increased." -Mary Ann Faubert*

Edmund Eisenberg (Lot 45, Block 1, Cascade Subdivision): *"Great plan; good luck with your construction.*
-Edmund Eisenberg

Trever McSpadden made a motion and Mitch Furr seconded to approve the Setback Variance as proposed based on Adjacent Neighbor feedback and; compliance with section II, paragraph C, subparagraph 6 of the Cascade Covenants finding that the addition will have less of an impact and not "substantially affect [negatively] the view of the other lot owners or adversely affect the plan and aesthetics of the subdivision" any more than if the property owners decided not to combine the lots and instead, built a separate home on lot 36. Approval is contingent upon submittal of a letter from the Owner's licensed surveyor confirming that the Variance and additions were staked according to the Site Plan as approved during Final Plan Review (see Final Plan Review 5a. below) and submittal of the Madison County amended and recorded plat showing the lot aggregation. Motion carried unanimously.

5. Final Plan Review-

a. BSOA #06036 Welles Final Plan (Lot 36 and 37, Block 1, Cascade Subdivision, Madison County) - Kyle Barner was present for discussion and represented David Welles during discussion of the proposed Final Plan submittal. Michele Geppert discussed that the Variance to build outside the setback as shown in Final Plan drawings was previously approved and the BSAC can review Final Plan drawings showing the garage addition encroaching the front setback. Michele Geppert discussed that there is a note on the Site Plan that states "Provide rock retaining wall/terrace as shown not to exceed 6'-0" max height," however, the Design Regulations address retaining walls in Section 2.5, page 3 which state: "Retaining walls shall not be greater than four (4) feet in height, and twenty-four (24) feet in uninterrupted length. All retaining walls must relate to and blend in with the surrounding environment." Kyle Barner discussed that the retaining wall will be stepped down so it will not exceed the maximum height requirement of the Design Regulations. Michele Geppert asked for clarification of building materials as the materials notes on the drawings are blank. Kyle Barner discussed that the roof material/color may change but it will closely match the existing roof material/color. He confirmed that all other materials used for this project will match existing materials. Stacy Ossorio made a motion and Trever McSpadden seconded to approve the Welles Final Plan as submitted. Approval is contingent upon submittal of a letter from the Owner's licensed surveyor confirming that the Variance and additions were staked according to the Site Plan and submittal of the Madison County amended and recorded plat showing the lot aggregation. Motion carried unanimously.

6. Design Regulations and Review Process -

a. **Pre-Sketch Discussion Process** - The BSAC discussed that a pre-sketch plan submittal prior to Sketch Plan Review is becoming increasingly more common and agreed that when appropriate, Staff should require a Site Plan be submitted along with their pre-sketch submittal. The deadline for submittal of a pre-sketch plan should follow the same guidelines as any other submittal to allow ample time for BSAC review and thoughtful consideration prior to the meeting.

b. **Contemporary Architecture and Roof Forms** - The BSAC discussed contemporary architecture and agreed that modifications to the existing Design Regulations should be made to better suit a broader range of architectural designs. The regulations still need to incorporate suggested pitches and maximum lengths, but need to be re-written in a way that will allow the BSAC to approve plans that do not follow the suggested pitches and lengths without needing the Exceptions section of the Design Regulations. The BSAC tasked Staff to research and come up with suggested language to be discussed and reviewed by the BSAC at a future meeting.

c. **Alternative Energy Sources** – The BSAC discussed alternative energy sources and agreed that modifications to existing Design Regulations should be made. Specifically, an Alternative Energy Sources section needs to be added to the Design Regulations which should emphasize the importance of aesthetics and the appropriate locations of alternative energy source structures. The BSAC tasked Staff to research and come up with suggested language for a new Alternative Energy Sources section in the Design Regulations to be discussed and reviewed by the BSAC at a future meeting.

7. Chairman's Report-

a. **Road Name Changes** – Leona Stredwick from the Madison County Planning Department was on the phone for discussion of the proposed road name change. Brian Wheeler discussed that Big Sky Resort would like the BSOA to pursue renaming Dam Road through Madison County. Leona Stredwick discussed the process to rename a road per Ordinance No. 3-2000 and Resolution 15-2010. She discussed that the Planning Department is not in favor of renaming Dam Road by itself; but since the name for the adjoining road, Upper Low Dog Road, has been problematic for emergency response, the Planning Department would consider a petition to combine and rename Dam Road and Upper Low Dog Road collectively. The BSAC discussed this option and agreed, combining Dam and Upper Low Dog Roads into one road would alleviate some confusion for tourists and emergency responders alike. Staff will continue to investigate renaming these roads with Big Sky Resort and will provide periodic updates to the BSAC.

8. Staff Report-

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

b. **Covenant Compliance Tracking Sheet**- There were no questions or comments on the Covenant Compliance Tracking Sheet.

c. **May 10, 2012 BSAC Meeting Minutes** -Trever McSpadden made a motion and Mitch Furr seconded to approve the May 10, 2012 BSAC meeting minutes. Motion carried unanimously.

9. **Adjourn** - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 10:05AM. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

June 14, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #00187 Thomas Window	Chas & Gail Thomas, Owners Scott Hammond, Property Manager	
4. Sketch Plan		Discuss/Motion
a. BSOA #05406 Bulis New Single Family Residence	Ben and Ania Bulis, Owners Reid Smith, Architect	
5. BSOA #04407 Single Family Residential Project	Mindy Nowakowski, Staff	Discuss/Motion
a. Morris Forfeited Performance Deposit	Joe Miller, Bank Representative	
6. Old Business		Discuss
a. Contemporary Architecture & Alternative Energy	Janet Storey, Staff	
b. Renaming of Dam Road Project- update	Robin Hicks, Staff	
7. New Business		Discuss
a. Garbage and Bear Discussion	Mindy Nowakowski, Staff	
8. Staff Report	Robin Hicks, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
i. BSOA #04436 Schreiner Violation		
c. May 24, 2012 BSAC Meeting Minutes		
9. Adjourn		-

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



Architectural Committee Meeting - June 14, 2012

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

1. **Membership Forum- Property Owners and Project representatives Jamie Roberts, Joe Miller, Eric Ossorio, Dave Rogers and Chas and Gail Thomas were present.**

Eric Ossorio spoke at membership forum on behalf of Mr. Murphy, new owner of Lot 7, Block 4 of Meadow Village (BSOA #04407). Eric stated that Mr. Murphy had directed him to sell the property because he was very upset with regard to a letter as well as four emails that were sent to him by BSOA staff. Staff passed out a copy of the letter to the Committee and explained that the letter was sent to welcome the Murphys' to the BSOA, provide a copy of the approved home and landscaping plans and explained to the Murphys' the process to begin construction on the partially completed home so that the notice of non-compliance could be released from the title on the property. Brian Wheeler commented that the Big Sky Architectural Committee was here to work for the community. Eric Ossorio stated that the plans that had been submitted [for Final Approval in 2006] were the plans that Mr. Murphy plans on using. Kenny Holtz discussed that anytime someone buys a home in foreclosure that it is a distressed property which come with hurdles that require extra work.

2. **Call to Order- Committee member Brian Wheeler chaired and called the meeting to order at 8:15A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Pat Dillon, Sharon Douglas, Kenny Holtz and Mary Michelle "Mitch" Furr. BSAC member Trever McSpadden attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Robin Hicks.**

3. **Minor Alterations -**

a. **BSOA #00187 Thomas Window Install (Broadwater Condominium #187, Meadow Village Subdivision, Gallatin County) - Gail and Chas Thomas were present to discuss their proposed window installation project. Plans include installation of Sierra Pacific Windows, rough opening 31 1/8" by 61 1/8" which will match existing windows at the Broadwater Condominiums (color, design and finish). The BSAC thanked Gail and Chas for their very thorough application. Stacy Ossorio made a motion and Kenny Holtz seconded to approve the window installation project as submitted. Motion carried unanimously.**

4. **Minor Alterations -**

a. **BSOA #5406 Bulis New Single Family Residence (Lot 4, Block 6, Sweet Grass Hills Subdivision Gallatin County) - Ben and Ania Bulis withdrew their application for Sketch Plan Review.**

5. **Project Extension -**

a. **BSOA #02731 Holder Single Family Residence Project Reinstate (Lot 31, Block C, Aspen Groves Subdivision, Gallatin County) - Dennison Holder withdrew his application for an approval extension.**

6. BSOA #04407 Single Family Residence Project (lot 7, Block 4, Meadow Village Subdivision, Gallatin County) -

a. December 8, 2011 8K Forfeited Performance Deposit - Staff provided the committee an update on the project starting with the original approval given to Mr. Paul Morris in 2006. In Summer 2011 the BSOA was notified by Mr. Morris that he was not able to finish the home and asked that \$2,000 of the \$10,000 be released to complete the exterior stonework on the home. Mr. Morris never presented a scope of work to complete the exterior of the home as requested by the BSAC at its June 2011 meeting, nor did Mr. Morris complete the home. The home was scheduled for foreclosure in September 2011 but due to federal tax liens on the property, the foreclosure had to be re-noticed and was scheduled for foreclosure on March 8, 2012. The remaining \$8,000 performance deposited was forfeited in December of 2011 by Mr. Morris, because he was unable to complete the home and Mr. Morris did not contest this forfeiture. Staff was contacted in late May by Joe Miller from First Security Bank (FSB), who issued the construction loan to Mr. Morris and informed Staff that FSB was requesting that the forfeited \$8,000 be given to the bank. Over the course of several discussions with Staff Mr. Miller stated that he would contact the Bank's attorney should Committee not agree to give the \$ 8,000 to FSB; at that time Staff requested the BSOA Legal Committee review the situation. It was the Legal Committee's recommendation that FSB has no security interest in the \$8,000, but rather their security for the loan was the home and their remedy was to foreclose on the home, which they did. The Legal Committee suggested that it would support the Committee if they allowed the new owners to post a lesser deposit since the BSOA retained the \$8,000.

Joe Miller, FSB representative, said that the bank was happy to have sold the property and that back in March of this year, the bank had received bids to complete the home so that an analysis could be done to determine if it is more economical for the bank to finish the home or to sell it as an incomplete project. Mr. Miller said that it was the bank's request that the \$8,000 be returned to the bank. FSB was confident that the forfeited \$8,000 Performance Deposit money would be coming back to the bank. Mr. Miller also said that if Senior Officials at the bank did not agree with the outcome of this money, they would consult with their attorneys. Mr. Miller also asked, as an owner and member of BSOA (not as a representative of FSB), how the \$8,000 would be spent if it does not go back to the bank.

The BSAC discussed that it is the goal of the committee to get the home finished. Staff questioned what the motivation of the new owners is to complete the home if they are not required to post a performance deposit on the property? One BSAC member discussed that when the bank foreclosed on the home, the BSOA should have been sent the same letters that the Murphy's received (see membership forum discussion) and felt that the BSAC missed a step with FSB by not sending them the same letters. Staff discussed that there were several conversations with the bank concerning this project while they, FSB, were the owners. The notice of non-compliance was issued so that realtors and potential buyers outside of Big Sky would know that the home was incomplete and that any new owner would have to come before the BSAC for review and approval. Another BSAC member discussed that they felt FSB had no claim to the \$8,000 as the Performance Agreement was with Mr. Morris. It was discussed that the BSAC has a relationship with property owners, not lenders. Kenny Holtz made a motion and Sharon Douglas seconded to approve a Performance Deposit for the new owners in the amount of \$4,500, an amount that is between the deposit that was required of Mr. Morris in the amount of \$10,000 and the current requirement of \$15,000. Prior to construction, the new owners must sign a new Performance Agreement Form and submit plans and complete the home in the standard timeframe required by the BSAC. Upon substantial completion, the BSAC would return a portion of the \$8,000 as directed by the BSOA board. Motion failed.

Kenny Holtz made a motion and Sharon Douglas seconded to recommend to the BSOA Board that in pursuit of completion of the home the \$8000 forfeited Performance Deposit money would go to whomever the current homeowner is at the time of substantial completion of the project. Stacy Ossorio recused herself from voting because she disclosed she had a conflict of interest related to the real-estate transaction with the new owners. The motion carried with approval from 3 out of 5 of the BSAC member.

Mitch Furr made a motion and Sharon Douglas seconded to recommend to the BSOA Board that Timothy and Serena Murphy, post a \$4,500 performance deposit to complete the project. Once they or their representative meet with the BSAC to have their plan of action reviewed and approved, post their Performance Deposit and sign a new Performance Agreement Form, the notice of non-compliance will be released. Stacy Ossorio recused herself from voting because she disclosed she had a conflict of interest related to the real-estate transaction with the new owners. Motion carried unanimously

7. New Business-

a. **Garbage and Bear Discussion** - The BSAC tabled this discussion for a later date.

8. Old Business-

a. **Contemporary Architecture and Alternative Energy** - The BSAC tabled this discussion for a later date.

b. **Renaming of Dam Road Project** - Robin Hicks discussed that Madison County will be meeting to discuss the renaming of Dam Road project that was discussed at the May 24, 2012 BSAC Meeting. The meeting will be held on Wednesday June 20th at 2P.M. at the BSOA office and all BSAC members are welcomed to attend. Leona Stredwick from the Madison County Planning Department is coordinating the meeting and has asked Big Sky Resort, Fire Department and Madison County GIS Department representatives to attend.

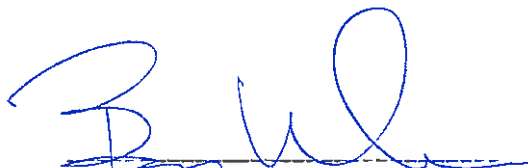
9. Staff Report-

a. **Performance Deposit Tracking Sheets-** The BSAC tabled this discussion for a later date.

b. **Covenant Compliance Tracking Sheet-** The BSAC tabled this discussion for a later date.

c. **May 24, 2012 BSAC Meeting Minutes** - The BSAC discussed that the May 24, 2012 Draft Minutes need to be corrected to accurately reflect that the meeting was adjourned by BSAC members present for that meeting as they currently show the motion was made by BSAC members not in attendance at that meeting. Mitch Furr made a motion and Kenny Holtz seconded to approve the May 24, 2012 BSAC meeting minutes with the changes discussed. Motion carried unanimously.

10. Adjourn - Mitch Furr made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 10:40A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

June 28, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations Review		Discuss/Motion
a. BSOA #04436 Schreiner Repaint Project	Andrew and Suzanne Schreiner, Owners	
b. BSOA #07206 BSCC Electrical Conduit Covering	Jessie Neal, BSCC Executive Director	
c. BSOA #06020 Lone Peak Partners ("Rapp") Deck & Exterior stonework	Robert Rapp, Owner Scott Bechtle, Architect Trevor Pierson, Architect	
d. BSOA #02502 Papp Test Pits	Janet Storey, Architect Alan Roos, Contractor	
e. BSOA #02507 Pierce Lighting Fixtures & Body Paint Color	Janet Storey, Architect	
4. Sketch Plan Review		Discuss/Motion
a. BSOA #07108 Tract 5, LLC Single Family Condominium Development	Al Malinowski, Owner Jerry Scott, Owner Jamie Daugaard, Architect	
5. Final Plan Review		
a. BSOA #04407 Murphy-Smith Plan Revisited	Dave Rogers, Contractor	
6. Old Business		Discuss
a. Contemporary Architecture & Alternative Energy	Janet Storey, Staff	
b. Renaming of Dam Road Project- update	Michele Geppert, Staff	
7. New Business		Discuss
a. Garbage and Bear Discussion	Mindy Nowakowski, Staff	
8. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. June 14, 2012 BSAC Meeting Minutes		
9. Adjourn		-

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

Architectural Committee Meeting – June 28, 2012**8:00A.M. BSOA Conference Room - 145 Center Lane Suite J. Big Sky, MT, 59716**

1. **Membership Forum-** Property Owners and representatives present included Jamie Roberts, Dave Rogers, Jessie Neal, Suzanne Schreiner, Eric Ossorio, Scott Bechtle, Al Malinowski, Brian Scott, Kate Scott, Jamie Daugaard and Ben Emanuel

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Pat Dillon, Trever McSpadden and Kenny Holtz. BSAC members Sharon Douglas attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.

3. Minor Alterations -

a. **BSOA #04436 Schreiner Repaint Project** (Lot 36, Block 4, Meadow Village Subdivision, Gallatin County) – Owner Suzanne Schreiner was present for discussion of the proposed repaint project. Michele Geppert discussed that the owners would like to repaint their home using Benjamin Moore paint in 'Bear Creek' (1470) for the body and garage door, Benjamin Moore in 'Willow Creek' (1468) for the Trim, and Valspar Exterior Duramax paint in 'Copper' (2608) for the front door. Stacy Ossorio made a motion and Kenny Holtz seconded to approve the paint colors as submitted. Motion carried unanimously.

b. **BSOA #07206 Big Sky Community Corporation (BSCC) Park Electrical Conduit Screening** (Tract 2-A, Sweetgrass Hills Subdivision, Gallatin County) – Jessie Neal, Executive Director of the BSCC, was present for discussion on the proposed electrical conduit screening project. Michele Geppert discussed that the project had already been completed and showed the BSAC before and after photos. Jessie Neal discussed that the purpose of screening the conduit is to improve the aesthetics and also protect the utilities from the general public. The BSAC discussed and agreed that the utility screening, as shown in the photograph, is consistent with the overall park design and is an improvement from what the electrical conduit looked like prior to installation. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the electrical conduit screening as constructed. Motion carried unanimously.

c. **BSOA #06020 Lone Peak Partners ("Rapp") Deck and Exterior Stonework** (Lot, Block, Cascade Subdivision, Madison County) – Architect Scott Bechtle and contractors Brian and Kate Scott were present for discussion of the proposed deck and exterior stonework project and represented the Rapps'. Michele Geppert discussed that the existing deck will undergo demolition, and a new wood, stone and corrugated metal deck and concrete patio will be added onto the home. Additionally, a hot tub will be placed on the concrete patio. Scott Bechtle discussed that some areas of the concrete patio edge will be raised off the ground by about thirty inches and the owners would like to complete the project to see what the concrete looks like before adding the stone veneer that is shown on drawings. The BSAC discussed their preference was that stone veneer be added to cover the exposed concrete as this looks much nicer. Scott Bechtle questioned if the concrete could instead be stained a darker color rather than covered in stone. The BSAC discussed that their preference was to have the concrete covered in the stonework shown on drawings, but left the final decision contingent upon Staff's aesthetic review. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the deck renovation project as submitted with one modification: the exposed

edge of the patio will be a treated concrete product. The concrete product finish must be reviewed by BSAC upon completion at a subsequent meeting. If in the BSAC's discretion, the stained concrete does not look nice, the owners will be required to cover the patio edge in stone veneer as shown in the drawings. Motion carried unanimously.

d. BSOA #02502 Papp Test Pits (Lot 2, Block A, Aspen Groves Subdivision, Gallatin County) – Architect Janet Storey was present for discussion and represented the Papps'. Michele Geppert discussed Covenant restrictions and Design Regulation requirements for excavation work. Janet Storey discussed that the owner wants to have a geotechnical report prepared to determine the bearing capacity of the soil in preparation to build a new single family residence. The BSAC discussed that areas disturbed for the test will need to be restored which will require that the pits be filled back in with top soil and seeded. One committee member suggested grass seed be raked into the topsoil. Stacy Ossorio made a motion and Kenny Holtz seconded to approve the test pits as show in drawings. Once completed, the test pits must be restored to their original state and filled in with top soil and seeded. Motion carried unanimously.

e. BSOA #02507 Pierce Lighting Fixtures and Body Paint Color Modification (Lot 7, Block A, Aspen Groves Subdivision, Gallatin County) – Architect Janet Storey was present for discussion and represented Caroline Pierce in her request for approval of a new body paint color and a modified exterior light fixture. Michele Geppert discussed that the owner would like to repaint the body of the home in Sherwin Williams 'Down Home' (6081) and would like to install Minka Group two-light wall mount sconces with blown clear seeded glass at approximately 9 inches in width and 12 inches in height (9152-A357). The BSAC discussed the clear seeded glass with Janet Storey. Janet Storey discussed that there were two types of light fixtures originally installed on the portion of Caroline Pierce's home that was built prior to the recent addition remodel, and Caroline Pierce's preference was to install the other type of light fixture which was Dark Skies compliant onto the new addition; but unfortunately that fixture is no longer available. The only other oprion left is to install the other type of light sconce found around the home, or to install new light fixtures altogether and Caroline Pierce prefers to match the other existing fixture. The BSAC discussed that in this particular instance, there is extensive vegetation surrounding the home that would prevent a great deal of light trespass, and the BSAC had already previously approved the same fixture when the home was originally built. The BSAC also discussed that their preference was for frosted glass rather than seeded, and frosted bulbs be an acceptable alternative. Pat Dillon made a motion and Kenny Holtz seconded to approve the light fixture as proposed. Approval is contingent upon the use of frosted bulbs in the new light fixture and based off the excess of vegetation surrounding the home which will help block light trespass. Motion carried unanimously.

4. Sketch Plan Review -

a. BSOA #07108 Tract 5, LLC Single Family Condominium Development (Tract 5, Meadow Village Subdivision, Gallatin County) – Owner Al Malinowski, architects Jamie Daugaard and Ben Emanuel and contractors Brian and Kate Scott were present for discussion of the new single family condominium development project. Michele Geppert discussed that plans show a total of three buildings, each with two units. A fourth potential building is also lightly sketched into the Site Plan and if built, will be a smaller single family dwelling unit with a similar floor plan as one of the other attached dwelling units. The Owners will determine if they will build the fourth building prior to Final Plan Review. Jamie Daugaard discussed that the units will be two stories and will comply with height restrictions. Al Malinowski discussed that there is no existing easement for the golf cart trail, but he will work with neighbors and Big Sky Resort to relocate it as necessary. Additionally, Al Malinowski has met with Big Sky Fire Chief Bill Farhat to discuss his project and Bill Farhat has reviewed plans and feels as though the turning radius and driveways are adequate for emergency response. Bill Farhat did recommend a fire hydrant be installed. The BSAC discussed the logistics of snow removal, and recommended that all snow be removed through a

combination of pushing and piling snow up and having it blown onto the site since all snow removed must be done on the property and not within the right-of-way. The BSAC also discussed garbage enclosures and felt that given the size of this development, it may not be feasible for this association to have a dumpster enclosure due to the lack of space. Staff discussed that the BSOA is currently working towards encouraging all of its members to purchase bear-proof cans available now through Allied Waste. It is likely that having a bear-proof garbage can will be a requirement in the near future. Staff will continue to provide updates on the topic of bear-proof garbage cans to the BSAC. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the Sketch Plan drawings as submitted. Committee member Trevor McSpadden disclosed that he is an employee of Morrison-Maierle, the engineering firm involved in this development project, therefore could not vote. Motion carried 5-0.

5. Final Plan Review -

a. BSOA #04407 Murphy-Smith Plan Revisited (Lot 7, Block4, Meadow Village Subdivision, Gallatin County) - Contractor Dave Rogers and realtor Eric Ossorio were present for discussion on behalf of the new owners, Timothy Murphy and Serena Smith. Staff provided the committee an update on the project starting with the original approval given to Mr. Paul Morris in 2006. In Summer, 2011 the BSOA was notified by Mr. Morris that he was not able to finish the home and asked that \$2,000 of the \$10,000 be released to complete the exterior stonework on the home. Mr. Morris never presented a scope of work to complete the exterior of the home as requested by the BSAC at its June 2011 meeting, nor did Mr. Morris complete the home. The home was scheduled for foreclosure in September 2011 but due to federal tax liens on the property, the foreclosure had to be re-noticed and was scheduled for foreclosure on March 8, 2012. The remaining \$8,000 Performance Deposited (PD) was forfeited in December of 2011 by Mr. Morris, because he was unable to complete the home and Mr. Morris did not contest this forfeiture. Staff was contacted in late May by Joe Miller from First Security Bank (FSB), who issued the construction loan to Mr. Morris and informed Staff that FSB was requesting that the forfeited \$8,000 be given to the bank. It was the Big Sky Owners Association (BSOA) Legal Committee's recommendation that FSB has no security interest in the \$8,000, but rather their security for the loan was the home and their remedy was to foreclose on the home, which they did. The Legal Committee suggested that it would support the Committee if they allowed the new owners to post a lesser deposit since the BSOA retained the \$8,000. At their June 14, 2012 BSAC meeting, the BSAC approved to recommend to the BSOA Board of Directors (BSOA Board) that the \$8,000 forfeited PD be allowed to be used as a PD for the property and that it could be released to whoever completes the project. Additionally, the BSAC approved to recommend to the BSOA Board to require half of the remaining current PD amount for a single family residence (\$4,500) to be posted as a PD should the current homeowners decide to move forward with construction. Since no formal request had been made regarding the PD, the BSOA Board left the decision up to the BSAC upon request by the new owners.

The BSAC discussed details pertaining to the project completion with Dave Rogers and felt that the forfeited \$8,000 PD should be used as a PD for the property. Dave Rogers discussed that the Owners have also requested the BSAC consider not requiring an additional PD, since once approved to be used as PD for the property the \$8,000 PD will be posted. Dave Rogers discussed and that he intends on completing the project based off the Final Plan drawings approved on May 11, 2006 and there will not be any changes made. Kenny Holtz made a motion and Trevor McSpadden seconded to approve the Final Plan drawings as submitted, contingent upon submittal of the remaining \$4,500 PD, an amount that will bring the total PD (once the \$8,000 Performance Deposit is approved to be used as a PD for the property moving forward) for the property up to halfway between the current standard for a PD of \$15,000 and the previous standard that was required at the time of the original approval in 2006, \$10,000. Committee member Stacy Ossorio disclosed that she has been involved in the real-estate transaction of this property with the Owners, therefore she could not vote. Motion carried 5-1

Mindy Nowakowski discussed that at their last meeting, the BSOA Board was also in support of the BSAC using the \$8,000 forfeited PD for the completion of the construction on the property located on Lot 7, Block 4 of Meadow Village Subdivision, which should then be released to the property owner at the time the project is completed. The BSAC agreed that the \$8,000 should be used as a PD for the property. Kenny Holtz made a motion and Trever McSpadden seconded to use the \$8,000 PD for the property located on Lot 7, Block 4 of the Meadow Village Subdivision. The \$8,000 PD will then be released to the property owner of the property above (who owns the property at the time of completion). Committee member Stacy Ossorio disclosed that she has been involved in the real-estate transaction of this property with the Owners, therefore she could not vote. Motion carried 5-1

6. Old Business -

a. **Contemporary Architecture and Alternative Energy** - The BSAC tasked Staff to perform more research on how other homeowners association Design Regulation's address contemporary architecture and alternative energy. Staff will present their findings at a future meeting.

7. New Business-

a. **Renaming of Dam Road Project (Madison County Road)** - Mindy Nowakowski discussed that on the June 20, 2012 the Madison County Planning Department met with BSOA Staff and representatives from Big Sky Resort and the Fire Department. During the meeting, the overall consensus regarding changing the name of Dam and Upper Low Dog Roads to Big Sky Resort Road was positive. BSOA Staff will periodically provide updates on the subject at future BSAC meetings.


8. Staff Report-

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

b. **Covenant Compliance Tracking Sheet**- There were no comments on the Covenant Compliance Tracking Sheet.

c. **June 14, 2012 BSAC Meeting Minutes** - Kenny Holtz made a motion and Stacy Ossorio seconded to approve the June 14, 2012 BSAC meeting minutes as written. Motion carried unanimously.

8. Adjourn - Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:30AM.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

July 12, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #07108 Tract 5, LLC Construction Sign	Kate & Brian Scott, Contractor	
4. Sketch Plan		Discuss/Motion
a. BSOA #04527 Luechtefeld-Meade	Jack and Linda Luechtefeld-Meade, Owners Rob French, Architect	
5. Final Plan		
a. BSOA #06045 Eisenberg Remodel Revisited	Lisa Eisenberg, Owner Karen Davids, Representative	
6. Old Business		Discuss
a. Renaming of Dam Road Project- update	Michele Geppert, Staff	
7. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
i. Garbage Violations		
c. June 28, 2012 BSAC Meeting Minutes		
8. Adjourn		-

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



Architectural Committee Meeting – July 12, 2012

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

1. Membership Forum- Property Owners and representatives present included Jamie Roberts, Bill Pasich, Jack and Linda Luechtefeld, Kate Scott, Karen Davids and Rob French.

BSOA member Bill Pasich (BSOA #00409) discussed that he was present for membership forum because he would like the Big Sky Architectural Committee (BSAC) to consider amending their Design Regulations pertaining driveway materials. Recently, Mr. Pasich's neighbor built a new single family home and installed an asphalt driveway that is only 60 feet in length that extends from the roadway up towards the single family home; leaving the remaining portion of the driveway unpaved. It was to Mr. Pasich's understanding that the BSAC had approved this length of driveway as it was specifically discussed in the Final Plan review. Staff discussed that Design Regulations state "Access driveway, driveways and parking surfaces shall be constructed of concrete paving units, asphalt or concrete. Any other material is subject to BSAC review and approval." Bill Pasich discussed that he understood the BSAC could do little about the issue pertaining to his neighbor's driveway, but for the future, would like the BSAC to consider changing the Design Regulations to not allow unpaved driveways. Bill Pasich also discussed that there are no other homes in Pinewood Hills with unpaved driveways. The BSAC discussed Mr. Pasich's concerns and tasked staff with performing more research on this issue.

2. Call to Order- Committee member Brian Wheeler chaired and called the meeting to order at 8:10A.M. The Big Sky Architectural Committee members present included Brian Wheeler, Stacy Ossorio and Pat Dillon. BSAC members Sharon Douglas, Mary Michele "Mirch" Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.

3. Minor Alterations -

a. BSOA #07108 Tract 5, LLC Single Family Condominium Development (Tract 5, Meadow Village Subdivision, Gallatin County) - Kate Scott of Lone Pine Builders was present for discussion and represented Tract 5, LLC in their request for approval of a temporary construction sign. Michele Geppert discussed that the proposed sign will be approximately fifteen square feet; which is larger than the Design Regulation requirements of a maximum of 9 square feet. Kate Scott discussed that the sign would be posted temporarily for up to one month and its purpose is to provide information to neighbors about the upcoming development project. The BSAC discussed that since the sign will be temporary only, they would permit the sign contingent upon it being removed within a month of being posted. Stacy Ossorio made a motion and Pat Dillon seconded to approve the temporary Construction Sign as submitted contingent upon it being removed after being installed for one month. Motion carried unanimously.

4. Sketch Plan -

a. BSOA #04526 - #04527 Luechtefeld Meade Single Family Residence (Lor 26, Block 5, Meadow Village Subdivision, Gallatin County) - Owners Linda Meade and John Luechtefeld and architect Rob French were present for discussion of the Sketch Plan drawings. Michele Geppert discussed that the Owners are requesting several exceptions to the Design Regulations including: 1) deck expansion into the east side-yard setback by approximately 4 feet; 2) Driveway slope of approximately 1-foot of rise over 8-feet of run; 3) encroachment of new front porch roof overhang into the ingress-egress easement by 2 feet and; 4) encroachment of addition into 25 foot front-yard setback by approximately 5 feet. The BSAC discussed

each requested exception and agreed that given the extreme topography of the property, these exceptions would be necessary for this remodel project; however, neighbors would need the opportunity to provide their feedback. Mindy Nowakowski discussed that the Owners will be required to receive approval for a Conditional Use Permit (CUP) through Gallatin County, and during this process, adjacent neighbors will be notified per Gallatin County notification procedures and will be given a chance to comment. The BSAC discussed that if a CUP is granted by Gallatin County for all of these changes, the BSAC would consider reviewing the exceptions during Final Plan Review. The BSAC will review each requested exception at Final Plan Review and base its decision on whether Gallatin County approves the CUP and on neighboring feedback. Stacy Ossorio made a motion and Pat Dillon seconded to approve the Site Plan for Sketch Plan Review as submitted. Prior to Final Plan Review, the Owners will need to receive a CUP through Gallatin County approving items 1-4. Motion carried unanimously.

5. Final Plan -

a. BSOA #06045 Eisenberg Remodel Revisited (Lot 45, Block 1, Cascade Subdivision, Madison County) - Designated Project Representative Karen Davids was present for discussion of the resubmitted Final Plan drawings for the Eisenbergs'. Michele Geppert discussed that the Owners received Final Plan approval back on July 12, 2008, but because they were unable to begin their project, their project approval expired. Michele Geppert discussed that the Eisenbergs' plan on adding an addition onto the home using the same previously approved drawings with the exception that the light fixtures have been modified because they are not in compliance with the current Design Regulations. The proposed light fixture is by Stratford (1350-AU) in 'Auburn and will be approximately 12.5 inches in height and 7.5 inches in width. The BSAC discussed that Dark Skies compliant lighting is highly recommended. Pat Dillon made a motion and Stacy Ossorio seconded to re-approve the July 12, 2008 Final Plan drawings contingent upon meeting the current standards of the Performance Deposit and Review Fee Schedule. Motion carried unanimously.

6. Old Business -

a. Renaming of Dam Road Project Update - Mindy Nowakowski provided the BSAC an update on the renaming of Dam Road Project. She discussed that since Madison County had also expressed interest in getting Upper Low Dog Road changed along with the renaming of Dam Road due to issues regarding the name Upper Low Dog Road and emergency response, Madison County should be able to send out the mailing notification to all land owners impacted by the name-change. Staff will continue to update the BSAC on this project.

7. Staff Report -

a. Performance Deposit Tracking Sheets - There were no questions regarding the Performance Deposit Tracking Sheets.

b. Covenant Compliance Tracking Sheet - There were no questions regarding the Covenant Compliance Tracking Sheet.

c. June 28, 2012 BSAC Meeting Minutes - The BSAC tabled approval of the meeting minutes.

7. Adjourn - Pat Dillon made a motion and Stacy seconded to adjourn the meeting of the BSAC at 9:22A.M. Motion carried unanimously.



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

July 26, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #04131 JCH, LLC Reroof Project	Katie Grimm, Owner	
4. Remediation Plan		
a. BSOA #20213-06066A Cascade Ridge Remediation	Pat Lopker, Developer Mark Lilly, Developer (phone) William Feher, Representative	
5. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. Meeting Minutes		
i. June 28, 2012 BSAC Meeting Minutes		
ii. July 12, 2012 BSAC Meeting Minutes		
6. Adjourn		--

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



Architectural Committee Meeting – July 26, 2012

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

1. **Membership Forum-** Property Owners and representatives present included Jamie Roberts, Patrick Lopker, William Feher, Katie Haley Grimm, Dave Schroeder and Gail Young.

2. **Call to Order-** Committee member Brian Wheeler chaired and called the meeting to order at 8:03A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Pat Dillon, Trevor McSpadden, Sharon Douglas and Kenny Holtz. BSAC member Mary Michelle "Mitch" Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert.

3. Minor Alterations -

a. **BSOA #04132 JCH, LLC ("Grimm")** (Lot 31, Block 1, Meadow Village Subdivision, Gallatin County) – Owner Karie Grimm and contractor Dave Schroeder were present for discussion of the proposed new roof. Michele Geppert discussed that the Owner would like to replace her existing cedar shingle roof with a GAF Timberline asphalt shingle roof in 'Mission Brown.' Katie Grimm discussed that the existing cedar shingle roof is over thirty-nine years old. Kenny Holtz made a motion and Trevor McSpadden seconded to approve the new roof materials as proposed. Motion carried unanimously.

4. Remediation Plan -

a. **BSOA #20213-06066A Cascade Ridge** (Area 13, Block 2, Cascade Subdivision, Madison County) – Developer Patrick Lopker and Cascade Ridge General Manager William Feher were present to discuss the proposed remediation plan. Michele Geppert summarized the remediation plan submitted by Patrick Lopker and discussed 1) All items related to construction staging as discussed during the February 9, 2012 BSAC meeting have been removed from view of the Young Residence; 2) two trailers were moved out of view to the lower Cascade Ridge road; 3) a new storage location for snow removal and maintenance equipment has been designated according to a submitted map, and heavily screened from view; 4) a fence matching the other existing fence on site will be installed to shield more equipment from view in the new storage location; 5) Cascade Ridge will maintain a budget for the upkeep and maintenance of the equipment and storage area; 6) home sites remain cleared to facilitate installation of infrastructure; 7) there is no current plan to re-vegetate cleared areas at this time; 8) noxious weeds will continue to be treated; 9) cleared home sites are only visible to Cascade Ridge owners who are in support of this remediation plan and have submitted letters stating such; 10) other areas throughout development (not cleared for construction) have been landscaped; 11) prior to any further construction on any of the remaining units, the developer will submit plans for construction of homes for review by the BSAC, sign a new Performance Agreement Form and post the appropriate Performance Deposit which will be the deposit required for a single family home and; 12) upon acceptance of the submitted remediation plan above, the Developer requests the release of the current Letter of Credit maintained by the BSAC. BSOA member Gail Young (BSOA #06110A, Lot 110A, Block 2, Cascade Subdivision) discussed that since she reported concerns about the appearance of the construction staging equipment back in fall 2011, she has been very pleased with the responsiveness of the developers and amount of work they have done to ensure the views of the construction staging equipment are minimal. The BSAC discussed the proposed remediation plan, and agreed that the site appears to look much better without the construction staging equipment in its prior

Big Sky Architectural Committee Meeting Agenda

August 9, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #06240 Giacobbe Deck Addition	Frank Giacobbe, Owner	
b. BSOA #04517A Adams Deck Replacement	Jerad Biggerstaff, Contractor	
4. Sketch Plan		Discuss/Motion
a. BSOA #05319 Myers Garage Addition	James Bildahl, Contractor	
5. Old Business		Discuss
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. July 26, 2012 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 J • Big Sky, Montana 59716

Big Sky Architectural Committee Meeting Agenda

August 9, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
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5. Old Business		Discuss
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. July 26, 2012 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

Architectural Committee Meeting - August 9, 2012

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 Kenny Holtz chaired and called the meeting to order at 8:03A.M. The Big Sky Architectural Committee (BSAC) members present included Kenny Holtz, Stacy Ossorio, and Pat Dillon. BSAC members Brian Wheeler and Sharon Douglas attended via phone. BSOA staff present included Janet Storey and Michele Geppert. Property Owners and representatives present included Frank Giacobbe, Jerad Biggerstaff, Ty Frackiewicz and James Bildahl.
3. **Minor Alterations** -
 - a. **BSOA #06240 Giacobbe Deck Addition** (Lot 240, Block 3, Cascade Subdivision, Madison County) - Owner Frank Giacobbe was present for discussion of the proposed deck addition. Frank Giacobbe discussed that since other homes nearby have decks built similar to what he is proposing it will be consistent with neighborhood aesthetics and bring added value to his home. The BSAC discussed and agreed that the proposed addition is well suited for Mr. Giacobbe's home. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the deck addition as submitted. Motion carried unanimously.
 - b. **BSOA #04517A Adams Deck Replacement Project** (Lot 2A, Block 5, Meadow Village Subdivision, Gallatin County) - Jerad Biggerstaff was present for discussion and represented the Adams in their request for approval of the proposed deck replacement project. Michele Geppert discussed that the Adams would like to remove their existing front deck, and replace it with materials/colors that match their deck on the back side of their home. Jerad Biggerstaff discussed that the replacement deck will have the same footprint as the existing front deck. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the deck replacement project as submitted. Motion carried unanimously.
4. **Sketch Plan Review** -
 - a. **BSOA #05319 Myers Garage Addition** (Lot 19, Block 3, Sweet Grass Hills Subdivision, Gallatin County) - James Bildahl and Ty Frackiewicz were present and represented the Myers in their request for Sketch Plan approval of their proposed detached garage. James Bildahl discussed that changes have been made to the location of the proposed addition so the roof overhangs encroach setbacks by no more than two feet. The BSAC discussed the driveway dimensions and Ty Frackiewicz discussed that there will be approximately 600 square feet of asphalt added on to the existing driveway to accommodate the area in front of the garage addition. Staff discussed that there are no windows indicated on the North Elevation drawing and suggested a window be added, particularly since the interior space is the stairwell and would benefit from the added light. James Bildahl and Ty Frackiewicz discussed that all materials will match existing materials on the current home. Stacy Ossorio made a motion and Sharon Douglas seconded to approve the Sketch Plan drawings as submitted. Motion carried unanimously.

*** BSOA member Sharon Douglas left the meeting at 8:25AM.***

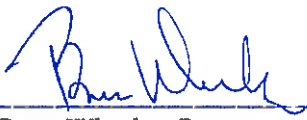
5. Staff Report-

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

b. Covenant Compliance Tracking Sheet - There were no comments on the Covenant Compliance Tracking Sheet.

c. July 26, 2012 BSAC Meeting Minutes - Brian Wheeler made a motion and Stacy Ossorio seconded to approve the July 26, 2012 BSAC meeting minutes as written. Motion carried unanimously.

6. Adjourn - Kenny Holtz made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 8:30AM



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

August 23, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #05301 Nance Reroof	Penni Nance (phone) Dave Schroeder, Contractor	
b. BSOA #04336 Borke Reroof	Jason VanderWeit	
4. Sketch Plan		Discuss/Motion
a. BSOA #06206A Johnson New Single Family Home	Ken and Kimberly Johnson, Owners Jeff Sandholm, Architect Bob Mechels, Architect Chad Rothacher, Contractor	
5. Final Plan		
a. BSOA #05319 Myers Garage Addition	James Bildahl, Contractor Ty Frackiewicz	
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Annual Meeting Announcement		
b. Performance Deposit Tracking Sheets		
c. Covenant Compliance Tracking Sheets		
d. August 9, 2012 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



Architectural Committee Meeting – August 23, 2012

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 Brian Wheeler chaired and called the meeting to order at 8:04A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, Sharon Douglas and Pat Dillon. BSAC members Trever McSpadden and Mitch Furr attended via phone. BSOA staff present included Janet Storey, Mindy Nowakowski and Michele Geppert. Property Owners and representatives present included Jeff Sandholm, Bob Mechels, Ty Frackiewicz, and James Bildahl; Property Owners and project representatives present via phone included Penni Nance and Jason VanderWeit.

3. **Minor Alterations** -

a. **BSOA #05301 Nance Reroof Project** (Lot 1, Block 3, Sweet Grass Hills Subdivision, Gallatin County) – Owner Penni Nance was present for discussion of the proposed reroof project. Michele Geppert discussed that proposed materials are GAF Grand Canyon 50-year asphalt shingles in 'Stone Wood.' The submitted material carries a class A rating. Penni Nance discussed that she will begin construction in early September and intends on keeping all construction staging on site and out of the roadway. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the reroof project as submitted. Motion carried unanimously.

b. **BSOA #04336 Borke Reroof Project** (Lot 36, Block 3, Meadow Village Subdivision, Gallatin County) – Contractor Jason VanderWeit was present for discussion of the proposed reroof project and represented the owners. Michele Geppert discussed that proposed materials are Malarkey high profile laminated asphalt shingles with a 30-year limited warranty in 'Storm Grey.' The submitted material carries a class A rating. Stacy Ossorio made a motion and Sharon Douglas seconded to approve the reroof project as submitted. Motion carried unanimously.

4. **Sketch Plan Review** -

a. **BSOA #06206A Johnson New Single Family Home** (Lot 206A, Block 3, Cascade Subdivision, Madison County) – Architects Jeff Sandholm and Bob Mechels were present for discussion of the proposed Sketch Plan drawings for a new single family residence and represented the owners. Michele Geppert discussed the staff report on this project. In particular, one corner of the home appears to go outside of the designated building envelope, a hot tub is not currently indicated, there is one 3:12 roof pitch, address numbers need to be shown in the drawings for Final Plan and the height appears to be barely over the allowable maximum of 28 feet in the Cascade Subdivision Covenants. Bob Mechels addressed each item discussing that the footprint of the home has been revised so that it no longer encroaches into the building envelope, there are currently no plans for a hot tub, the roof pitch of 3:12 has been adjusted to a 4:12 to comply with the Design Regulations, the address numbers and an address sign will be shown in Final Plan drawings and the height has been adjusted so that the structure is just over 27 feet and in compliance with the covenants. The BSAC discussed the Site Section drawings and questioned how much cut-and-fill will take place. Bob Mechels discussed that the cut-and-fill will be very minimal for this project. The BSAC also discussed some of the Final Plan requirements and recommended that lighting for the Final Plan submittal

be Dark Skies compliant. Sharon Douglas made a motion and Mitch Furr seconded to approve the Sketch Plan drawings as submitted. Motion carried unanimously.

5. Final Plan -

a. BSOA #05319 Myers Garage Addition (Lot 19, Block 3, Sweet Grass Hills Subdivision, Gallatin County) - Contractors James Bildahl and Ty Frackiewicz were present and represented the Myers in their request for Final Plan approval of a proposed detached garage. Staff presented the pre-review findings on the Power Point presentation, displaying an aerial map showing the location of the property in relation to the neighboring properties, the excerpt from the Sweet Grass Hills Subdivision Covenants addressing detached garages, the excerpt from the Design Regulations addressing detached structures and slides of all the drawings showing modifications made since Sketch Plan Review on August 9, 2012. Stacy Ossorio discussed the location of the proposed addition with the project representatives, questioning if views will be impacted by this addition. James Bildahl discussed the topography of the property. Since the garage will be built inside the natural slope of the property, much of the garage level will be below the grade that exists on site now and will not be visible. The remaining 18 feet in height to the roof eaves (above existing grade) of structure will be visible from nearby properties but it will not interfere with views of neighboring properties. If you measure the height of the structure from the average finished grade to the roof eaves, the structure is about 22 feet in height. The BSAC reviewed the structures surrounding the Myer's residence, and discussed that based on comments made by James Bildahl on the topography and locations of surrounding homes, the addition appears to meet Covenant requirements that state "where the location of and the size of the Lot are such that there is sufficient room for the same and it does not unreasonably interfere with the view, building sites, landscaping, elevations and general aesthetic considerations and factors of nearby lots." Stacy Ossorio made a motion and Sharon Douglas seconded to approve the Final Plan drawings as submitted. Approval is contingent upon submittal of the letter from a licensed surveyor confirming the property has been staked in accordance with the approved Site Plan and the project meets all setback requirements. Motion carried unanimously.

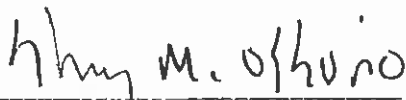
6. Staff Report-

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

b. Covenant Compliance Tracking Sheet - There were no comments on the Covenant Compliance Tracking Sheet.

c. July 26, 2012 BSAC Meeting Minutes - Brian Wheeler made a motion and Stacy Ossorio seconded to approve the July 26, 2012 BSAC meeting minutes as written. Motion carried unanimously.

7. Adjourn - Mitch Furr made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 8:30AM



Stacy Ossorio, Committee Chair

Big Sky Architectural Committee Meeting Agenda

September 13, 2012

Agenda	Presenter	Action
1. Membership Forum	Stacy Ossorio, Chair	--
2. Call to Order	Stacy Ossorio, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #04213 Current Reroof Project	Marlon Strickler, Contractor	
b. BSOA #04214 Burriss reroof Project	Marlon Strickler, Contractor	
c. BSOA #05322 Larsh reroof project	Janet Larsh, Owner (phone)	
d. BSOA #04224 Richardson Minor Alterations	Dave Schroeder, Contractor	
e. BSOA #04520 Spielman material change	Kyle Barner, Contractor	
f. BSOA #06304 Hansen Test Pits	Janet Storey, Architect	
4. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. August 23, 2012 BSAC Meeting Minutes		
5. Adjourn		-

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



Architectural Committee Meeting – September 13, 2012

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 8:03A.M. The Big Sky Architectural Committee (BSAC) members present included Stacy Ossorio, Trever McSpadden and Pat Dillon. BSAC members Mitch Furr and Sharon Douglas attended via phone. BSOA staff present included Janet Storey, Suzan Scott, Mindy Nowakowski and Michele Geppert. Property Owners and representatives present included Janet and KP Larsh, Marlon Sickler, John and Mary Richardson and Kyle Barner.

3. **Minor Alterations -**

a. **BSOA #04213 Current Reroof Project** (Lot 13, Block 2, Meadow Village Subdivision, Gallatin County) – Marlon Sickler of Sickler Residential Roofing was present for discussion and represented the owners who were requesting approval for a reroof project. Michele Geppert discussed that the submitted material for the reroof project is Malarkey asphalt shingles in 'Weathered Wood.' Marlon Sickler discussed that the material carries a Class A rating. Trever McSpadden made a motion and Sharon Douglas seconded to approve the reroof material as submitted. Motion carried unanimously.

b. **BSOA #04214 Burris Reroof Project** (Lot 14, Block 2, Meadow Village Subdivision, Gallatin County) – Marlon Sickler of Sickler Residential Roofing was present for discussion and represented the owners who were requesting approval for a reroof project. Michele Geppert discussed that the submitted material for the reroof project is Malarkey asphalt shingles in 'Natural Wood.' Marlon Sickler discussed that the material carries a Class A rating. Sharon Douglas made a motion and Trever McSpadden seconded to approve the reroof material as submitted. Motion carried unanimously.

c. **BSOA #05322 Larsh Reroof and Deck Modification Projects** (Lot 22, Block 3, Sweet Grass Hills Subdivision, Gallatin County) – Owners Janet and KP Larsh were present for discussion of their proposed reroof and deck modification project. Michele Geppert discussed that the submitted material for the reroof project is Malarkey asphalt shingles in 'Heather.' This material carries a Class A rating. Additionally, the owners would like to replace their existing deck railing with new railings shown in photographs provided. The BSAC questioned if the color of the deck railings will match the color shown in photographs. Janet Larsh discussed that the deck railings will be stained to match the body color on the home. Sharon Douglas made a motion and Trever McSpadden seconded to approve the reroof and deck railing projects as submitted. Motion carried unanimously.

d. **BSOA #4224 Richardson Minor Alterations Project** (Lot 24, Block 2, Meadow Village Subdivision, Gallatin County) – Owners Mary and John Richardson were present for discussion of their proposed minor alterations project. The project includes: installation of a new roof, repainting the body and trim of the entire home, replacement of several exterior light fixtures and installation of the same proposed fixtures on either side of the garage, replacing the deck materials, installation of a hot tub on the upper deck and several other minor modifications to the existing landscape. Michele Geppert discussed that the submitted material for the reroof project is Certain Teed Saint-Gobain asphalt shingle in 'Country Gray.' This material carries a Class A Rating. There were no questions or comments on the submitted roofing material.

Michele Geppert discussed that paint colors submitted are Sherwin Williams in 'Downing Earth' for the body and Sherwin Williams 'Bungalow Beige' for the trim. The BSAC questioned how the garage door will be painted. Mary and John Richardson discussed that the garage door will be painted one solid color using the trim color, 'Bungalow Beige.'

Michele Geppert discussed that the existing light fixtures and the addition of two more light fixtures around the garage will be fixtures from the Yellowstone Outdoor Collection at Distinctive Lighting and will have sandblasted glass. Cut sheets of the light fixture have been provided by the Owners. The BSAC discussed that the light fixtures are a vast improvement from what exists, but are not Dark Skies compliant. Since the Design Regulations recommend lighting be Dark Skies compliant, but do not require them to be, and most of the locations for these particular fixtures will be under roof eaves, the BSAC discussed that the proposed fixtures met the intent of the Design Regulations.

Michele Geppert discussed that the owners would like to replace their deck and deck railings. The decking (floor) will be replaced using a composite material by Trex in 'Tiki Torch' and the railings will also be composite decking material by Trex in 'Tiki Torch' with wrought iron spindles. The BSAC discussed that the combination of Trex railings and decking with wrought iron spindles will look very nice.

Michele Geppert discussed that a new hot tub will be installed on the upper deck and showed the BSAC a photograph of the location. The BSAC questioned the proposed location of the hot tub being on a second level of the deck and although safety is not a part of the BSAC's review, the Committee strongly advised the owners perform all the proper engineering necessary to ensure the hot tub is safe to go in the proposed location. Mary and John Richardson discussed that their licensed and bonded carpenter will ensure the deck can withstand the weight of the hot tub. The BSAC discussed that aesthetically, the the location of the proposed hot tub is acceptable.

Michele Geppert discussed the proposed landscape project: installation of two berms which will have cedar mulch, native grasses and 2-3 Colorado Blue Spruces (each); addition of a flagstone patio; removal of 3 existing trees, planting 2-3 more Colorado Blue Spruce trees and 1 Canada Red Chokecherry tree; placement of potentilla and washed rock around the parameter of the house and; moving an existing landscape feature to another location. All the above is graphically represented in the landscape plan submitted by the Owners. The BSAC questioned if an irrigation system will be installed to ensure success of planted vegetation. Mary and John Richardson discussed that their intent was to have an underground irrigation system installed in the near future, but planting of vegetation will take place prior to winter season and the moisture from the upcoming winter and spring seasons will help get plantings established. Mary and John Richardson discussed that if they are unable to install an underground irrigation system during the project or afterward, they will water vegetation using sprinklers attached to a hose. The BSAC discussed that they highly recommend the installation of the underground irrigation in conjunction with their landscape modifications. The BSAC discussed the flagstone patio. John Richardson discussed that the proposed patio will be sand-set and flushed with the existing pavement. The BSAC discussed that the proposed landscape modifications are a great addition to this property which has very little landscape at the present time.

Mitch Furr made a motion and Pat Dillon seconded to approve all minor alteration projects discussed above as submitted. Motion carried unanimously.

BSAC member Sharon Douglas discussed that she would like to see the Design Regulations modified to require Dark Skies compliant lighting for future projects. The reason to require Dark Skies compliant

lighting is to reduce light pollution. This proposed modification to the Design Regulations will be placed on a future meeting agenda for discussion.

e. BSOA #04520 Spielman Material Changes and Pergola (Lot 20, Block 5, Meadow Village Subdivision, Gallatin County) – Kyle Barner of Blue Ribbon Builders was present for discussion and represented the Owners who were requesting approval for new exterior materials for their home. Michele Geppert discussed that the siding will be cedar board and batt and cedar lap in Sherwin Williams 'Chesnut;' the fascia, door and window trim will match the existing color 'Dark/ Rust Red;' the addition, chimney and walls above the garage will be corrugated corten; the entire addition, columns and wainscot will have 'Moss' rock stone veneer; the stone patio will be sand set stones by Frontier and; a pergola (gazebo) will be placed over the stone patio as shown in the submitted drawings. Sharon Douglas made a motion and Trever McSpadden seconded to approve the material modifications and pergola as submitted. Motion carried unanimously.

f. BSOA #06304 Hansen Test Pit Project (Lot 304, Block 4, Cascade Subdivision, Madison County) – Janet Storey was present for discussion and represented the Owners who were requesting approval to perform two test pits on their property in preparation for construction of a future home. Michele Geppert discussed that plans were submitted showing the location of the test pits. Janet Storey discussed that the purpose of having test pits dug is to determine soil composition prior to construction. By examining soil composition ahead of the planning and construction phases of a home, she can help the owners design a home better suited for the site. Sharon Douglas made a motion and Trever McSpadden seconded to approve the test pit project as submitted. Motion carried unanimously.

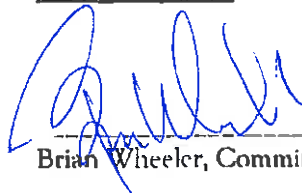
4. Staff Report –

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

b. Covenant Compliance Tracking Sheet - Michele Geppert discussed that the Myers project received Final Approval during the August 23, 2012 BSAC meeting; but neighbors have filed a request for reconsideration since they were unaware of the project at the time of review, and feel as though they should have been notified about this addition since the approved structure will block their views of Lone Mountain. The BSAC discussed that since the submitted plans were in compliance with the Design Regulations and Covenants, notification was not required as a part of this review. The BSAC discussed amending the process and procedures for notification and will continue discussing this in the upcoming meetings.

c. August 23, 2012 BSAC Meeting Minutes – The BSAC discussed changes to the August 23, 2012 Minutes: adding the class rating for all reroof projects and modifying minutes to reflect that Mitch Furr made the motion and Stacy Ossorio seconded to adjourn the meeting. Mitch Furr made a motion and Trever McSpadden seconded to approve the August 23, 2012 BSAC meeting minutes as discussed. Motion carried unanimously.

5. Adjourn – Mitch Furr made a motion and Sharon Douglas seconded to adjourn the meeting of the BSAC at 9:37AM



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

September 27, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. Park Condominiums Deck railings	Scott Hammond, Project Representative	
b. BSOA #06020 Rapp Siding Change	Brian Scott, Contractor Kate Scott, Contractor	
c. BSOA #07099 Big Sky Chapel Dumpster Enclosure	Diane Lundsten, Representative Don Lundsten, Contractor	
4. Pre-Sketch		Discuss
a. BSOA #02503 Wilkison Kennel	Josh Greene, Contractor	
5. Final Review		Discuss/Motion
a. BSOA #06206A Johnson New Single Family Residence	Jeff Sandholm, Architect Bob Mechels, Architect	
6. Old Business		Discuss
a. BSAC Discussion on Myers Approval	Brian Wheeler, Chair	
b. Neighbor Notification Discussion	Michele Geppert, Staff John Loomis, Owner Anne Marie Mistretta, Owner	
7. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. September 13, 2012 BSAC Meeting Minutes		
8. Adjourn		--

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

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

Architectural Committee Meeting – September 27, 2012**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 Brian Wheeler chaired and called the meeting to order at 8:07A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio, and Kenny Holtz. BSAC members Mitch Furr, Trevor McSpadden and Sharon Douglas attended via phone. BSOA staff present included Janet Storey, Suzan Scott, Mindy Nowakowski and Michele Geppert. Property Owners and representatives present included Trish and John Loomis, Scott Hammond, Diane Lundsten, Jerry and Anne Marie Misrretta, Kate and Brian Scott, Jeff Sandholm, Bob Mechels and Josh Greene. Todd Thesing was present via phone.

3. **Minor Alterations -**
 - a. **BSOA #00275-00303 Park Condominiums Deck Railing Replacement Project** (Block 1, Meadow Village Subdivision, Gallatin County) -Scott Hammond was present for discussion and represented the Park Condominium Homeowners Association (PCHOA). Michele Geppert discussed that the proposed materials will consist of rough sawn Douglas fir and cedar and will match the natural stain color shown in the photograph provided. Scott Hammond discussed that the project footprint will remain the same and the only changes being made will be the replacement of existing decking. The Committee reviewed photographs of the existing decking and a photograph of the proposed materials as shown on a single family residential home nearby. Kenny Holtz made a motion and Sharon Douglas seconded to approve the deck railing replacement project as submitted. Approval is contingent upon the applicant submitting a copy of the meeting minutes and/or letter from the PCHOA indicating that the PCHOA has approved this project. Motion carried unanimously.

 - b. **BSOA #06020 Lone Peak Partners ("Rapp") Residing Project** (Lor 20, Block 1, Cascade Subdivision, Madison County) - Brian and Kate Scott were present for discussion and represented the Rapp's. Michele Geppert discussed that the proposed siding material is Certain Teed synthetic in 'Cedar.' Kate Scott discussed that the material is cement board and passed a sample of the proposed material out to the BSAC. The Committee reviewed photographs of the home with existing siding compared with the proposed siding and agreed the color and material, as submitted will look nice. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the residing project as submitted. Motion carried unanimously.

 - c. **BSOA #07099 Big Sky Chapel Dumpster Enclosure Project** (Tract A-4, Meadow Village Subdivision, Gallatin County) - Diane Lundsten was present for discussion and represented the Big Sky Chapel. Michele Geppert discussed that the structure will be 8' by 18' on a poured concrete pad which will be level with the asphalt. The siding on the enclosure will match the chapel's white stucco exterior with log accents and the garage door will be a brown powder coated steel roll-up door. Diane Lundsten discussed that the width of the structure may need to be increased by 2 feet and a small window on the east side of the structure will be added for natural light. In addition, there will be an access door on the side facing the golf course since the other access door shown on the drawings will access the storage shed portion of the structure which will be separated from the dumpster enclosure area. Kenny Holtz made a motion and Stacy Ossorio seconded to approve the dumpster enclosure project as submitted with the addition of 2 feet of width and an added small window. Motion carried unanimously.

4. Pre Sketch -

a. BSOA #02503 Wilkison Kennel (Lot 3, Block A, Aspen Groves Subdivision, Gallatin County) - Josh Greene was present for discussion and represented the Owners. Mindy Nowakowski discussed that the Aspen Groves Homeowners Association (AGHOA) was notified, as part of the process for review of projects within Aspen Groves and the AGHOA expressed that they object to the project, as submitted. The Committee discussed that prior to moving forward with review on this project, they would like to see support from the AGHOA.

5. Final Review -

a. BSOA #06206A Johnson New Single Family Residence (Lot 206A, Block 3, Cascade Subdivision, Madison County) - Jeff Sandholm and Bob Mechels were present for discussion. Michele Geppert discussed that the only item missing for this project is the letter from the surveyor. Bob Mechels discussed that proposed materials include: window clad by Sierra Pacific in 'Champagne;' lighting by Kirkham wall mount in 'Hammered Aspen Bronze;' stonework in Montana Moss Rock in a dry stack style; the roof will be done in Bridger Steel Standing Seam Metal in 'Dark Green;' logs will be stained in the color shown in photographs in the Power Point presentation and will be round hand hewn in 8"-10" diameter; cedar shakes in the same stain color as the logs; garage door will be rough sawn cedar plywood stained to match logs and; deck railings will be wood with posts stained to match logs with bronze powder coated spindles. Kenny Holtz made a motion and Mitch Furr seconded to approve the new single family residence project as submitted. Approval is contingent upon submittal of the letter from a licensed surveyor confirming the property has been staked in accordance with the approved Site Plan and the project meets all setback requirements. Motion carried unanimously.

6. Old Business -

a. Big Sky Architectural Committee Discussion on Myers (BSOA #05319) approval made August 23, 2012 - BSOA members Trish and John Loomis and Jerry and Anne Marie Mistretta were present for discussion. Todd Thesing of Highline Partners was also present via phone and represented the Myers. Michele Geppert discussed that the Myers project received Final Approval during the August 23, 2012 BSAC meeting; but neighbors have filed a request for reconsideration since they were unaware of the project at the time of review, and feel as though they should have been notified about this addition since the approved structure will block their views of Lone Mountain. Brian Wheeler discussed the reason behind placing this discussion on the agenda at the meeting today. He discussed that while the process of review and approval of the Myer's project was followed properly by the committee and staff; a BSOA member has voiced a concern regarding the project and has a right to address his concerns with the Committee during a meeting. John Loomis discussed his concerns regarding the approved structure with the Committee. Todd Thesing then discussed that the Covenants do permit construction of this accessory structure and it may be the case that an alternative location will block another neighbor's view. Since construction is not slated for this structure until spring of 2013, Todd Thesing discussed that there is time to take alternative locations into consideration.

*****BSAC member Kenny Holtz and Staff member Michele Geppert left the meeting at 9:15AM*****

b. Neighbor Notification Discussion - This discussion was postponed for a later date when more committee members and staff would be available to participate in discussion.

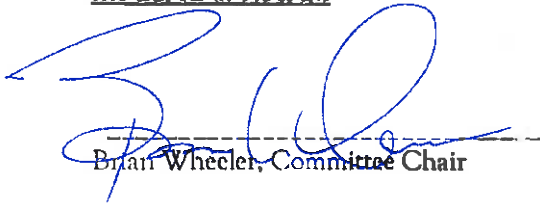
7. Staff Report -

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

b. Covenant Compliance Tracking Sheet - There were no comments on the Covenant Compliance Tracking Sheet.

c. September 13, 2012 BSAC Meeting Minutes - Trever McSpadden made a motion and Mitch Furr seconded to approve the September 13, 2012 BSAC Meeting Minutes. Motion carried unanimously.

8. Adjourn - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:30AM



Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

October 11, 2012

Agenda	Presenter	Action
1. Membership Forum	Kenny Holtz, Chair	--
2. Call to Order	Kenny Holtz, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #04527A Luechdefeld-Meade deck addition	Dave Rogers, Representative	
4. Project Extension Request		Discuss/Motion
a. Pinnacles Discussion	Al Malinowski, Developer	
5. Pre-Sketch		Discuss
a. Jamie Daugaard Client's Net Zero Design	Jamie Daugaard, Architect Scott Maybee, Client of Architect Todd Clark, Representative	! :
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. September 27, 2012 BSAC Meeting Minutes		
d. Upcoming Retreat Announcement		
7. Adjourn		--

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



Architectural Committee Meeting – October 11, 2012

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

1. **Membership Forum-** John Seelye, Mike Oshier, Anne Marie Mistretta were present for membership forum. Anne Marie Mistretta and Mike Oshier discussed that they have some concerns about committee policy with regards to neighbor notification. They discussed that they are full-time residents and homeowners in Sweet Grass Hills Subdivision and would like to see the Big Sky Architectural Committee notifying neighbors when projects come through for review. John Seelye discussed that he too is a full-time resident and homeowner in Sweet Grass Hills Subdivision but feels neighbor notification of projects reviewed through the Big Sky Architectural Committee's review process may not be necessary. The Big Sky Architectural Committee discussed and agreed that all homeowners should have a say in this topic and tasked staff with creating and sending out a survey so results could be submitted in time for their retreat on November 7, 2012. Anne Marie Mistretta discussed that she attempted to work with several neighbors to complete the questionnaire she received via email from BSAC member Sharon Douglas (prior to this meeting) and submitted the feedback to Michele Geppert. She discussed that the questionnaire was emailed to her and several property management companies and the format of the questionnaire could be much improved and made suggestions on the survey format.

2. **Call to Order -** Committee member Kenny Holtz chaired and called the meeting to order at 8:02A.M. The Big Sky Architectural Committee (BSAC) members present included Kenny Holtz, Trever McSpadden, and John Loomis. BSAC members Brian Wheeler and Sharon Douglas were present via phone. BSOA staff present included Janet Storey (via phone), Suzan Scott, Mindy Nowakowski and Michele Geppert. Property Owners and representatives present included Dave Rogers, Al Malinowski, Jamie Daugaard, Todd Clarke and Scott Maybee.

3. Minor Alterations -

a. **BSOA #04527A Luechtefeld-Meade Deck Addition (2315 Two Gun White Calf Road, Lot 27A, Block 5, Meadow Village Subdivision, Gallatin County) -** Dave Rogers was present for discussion and represented the owners. Michele Geppert discussed that the deck shown in photographs will be expanded to 12ft by 16ft and materials will match the existing deck. Dave Rogers had no additional information to add. Trever McSpadden made a motion and Sharon Douglas seconded to approve the deck expansion project as submitted. Motion carried unanimously.

4. Project Extension Request-

a. **BSOA #06512A1- 06512A4 The Pinnacles (High Point Road, Tracts 12A and 12B, Block 4, Cascade Subdivision, Madison County) -** Al Malinowski was present for discussion and represented the owners of the Pinnacles Development project, Rainham American Property, LLC. Michele Geppert discussed that mulch work and road improvements were performed on site since the last time the BSAC reviewed the project and showed the BSAC several photographs taken of the site. Al Malinowski discussed that beneath the mulch, a layer of topsoil with grass seed was raked in and the owners hope to see grass growing in the coming seasons as the mulch gradually washes away from run-off. In addition, Al Malinowski discussed that gravel was added to the road and a parking areas to improve the overall aesthetic of the site. Al Malinowski discussed that he will continue to make improvements over the next couple years in the hope

that more units will sell; but in the meantime, would like to request a 2-year project extension. The BSAC discussed that the site is much improved by the mulch/topsoil work and road improvements. Brian Wheeler made a motion and Sharon Douglas seconded to approve a 2-year project extension. Approval for an extension is being made for Rainham American Properties, LLC with the understanding that if Rainham American Properties, LLC should decide 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 Certificate of Deposit performance deposit. If construction does not commence within the next two years from this extension approval date, the BSAC will revisit the status of the project and its Certificate of Deposit at that time. Motion carried unanimously.

5. Scott Maybee's Single Family Residence Concept (property not purchased for this project) – Potential future BSOA homeowner Scott Maybee, architect Jamie Dugaard, and representative Todd Clarke were present for discussion of the net-zero home concept. Jamie Dugaard discussed that his client, Scott Maybee, is looking for BSAC feedback on the earth-ship architectural style since he is considering purchasing one or more lots in the BSOA to build on using this architectural style. Jamie Dugaard discussed that the home will draw virtually no energy from the grid and will be self sustainable. The BSAC discussed and agreed that the overall design of the home is very unique, but a well thought-out design that if built on the appropriate lot will be a good addition to the BSOA. Michele Geppert discussed that based on the 3-elevation drawings submitted, it appears many exceptions to the Design Regulations would be required. The BSAC discussed and agreed that modifications to the Design Regulations need to be made to allow well-thought-out designs such as these to come through the BSAC without placing considerable hardship on the applicant to apply for several exceptions to the Design Regulations. The BSAC will continue to discuss contemporary architecture at their retreat and future BSAC meetings.

BSAC member Kenny Holtz left the meeting at 9:11AM

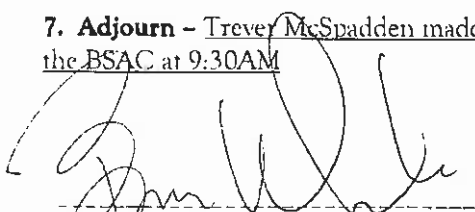
6. Staff Report –

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

b. Covenant Compliance Tracking Sheet - There were no comments on the Covenant Compliance Tracking Sheet.

c. September 27, 2012 BSAC Meeting Minutes – The BSAC tabled approval of the meeting minutes for a future BSAC meeting.

7. Adjourn – Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 9:30AM



Brian Wheeler, Committee Chair

October 25, 2011

BSAC Meeting

****Cancelled****

No Business

Big Sky Architectural Committee Retreat Agenda

Wednesday November 7, 2012

Time	Description	Presenter
8:30AM	Call to Order	Brian Wheeler
8:30AM – 9:30AM	Membership Comments on Neighbor Notification Process	BSOA Membership
9:30 – 9:35AM	Membership Comment Closed and 5 minute break	
9:35AM – 11:00AM	Committee Discussion Neighbor Notification Process	Brian Wheeler
11:00-11:30AM	November 7, 2012 BSAC Review BSOA #06020 Lone Peak Partners (“Rapp”) Accent Siding Change BSOA # 04517A Adams Reroof Project BSOA #06010 Slabaugh Hot Tub Installation BSOA #02814 Lamont Street Lamp	Brian Wheeler Brian & Kate Scott Jerad Biggerstaff Mike McWeeney Steve Lamont
11:30 – 12:00PM	Lunch Break	
12:00PM – 1:25PM	General Discussion on BSAC Etiquette, Expectations and Meetings	Brian Wheeler
1:25PM – 1:30PM	5 minute Break	
1:30PM – 2:30PM	Committee Discussion on Contemporary and “Green” Architecture	Brian Wheeler
2:30PM – 3:00PM	Committee Discussion on Bear/Garbage Policy	Brian Wheeler
3:00PM	Adjourn	--

**THIS RETREAT WILL BE HELD AT THE LONE PEAK CENTER AT BIG SKY RESORT.
PLEASE CONTACT BSOA STAFF AT (406) 995-4166 FOR DIRECTIONS.**



Architectural Committee Meeting – November 7, 2012

8:30A.M. Lone Peak Center, Big Sky Resort – Big Sky, Montana 59716

1. **Membership Forum-** Eric Ossorio, Mike Oshier, Anne Marie Mistretta, Mike MacManus, Janet Lampe, Jim Lindley, Ron Edwards were present for membership forum.

Per the cover letter that went out with the survey, the Big Sky Architectural Committee (BSAC) had invited BSOA membership to make comments on the ongoing topic of neighbor notification during membership forum period at this retreat. Mike Oshier discussed that the survey results should be utilized as a tool, but suggested the BSAC not rely 100% on the results to make this policy change. He discussed that some of the questions in the survey were worded in such a way that could have created a bias. Mike Oshier discussed that he encourages the BSAC to be more proactive in the future about educating BSOA membership on the review process. Anne Marie Mistretta discussed that she has been attending recent BSAC meetings to discuss this issue and reiterated her thoughts on the subject again for those BSAC members, staff or other BSOA members present today that were not present during those meetings. She discussed that notification can be a tricky since each project is unique and may impact neighbors in a number of different ways depending upon the property's location and visibility to properties. She discussed that a 30-day after approval appeal process may be something the BSAC could consider. She discussed that the BSAC should also strive to encourage the public's participation in meetings, and one way they could do this is by allowing the press to attend meetings.

Mike MacManus discussed that he is a homeowner in the Meadow Village and wanted to express a concern he has about the Covenant Compliance process. He discussed that after receiving a violation letter from BSOA Staff, he visited the BSOA office to discuss the letter and was told by staff the names of his neighbors that had filed the complaint. He discussed that it was to his understanding that complainants were to remain anonymous since this helps maintain better neighbor relations. Staff will continue to enforce violations in the future by leaving the complainant anonymous unless the complainant opts to have their identify known.

2. **Call to Order -** Committee member Brian Wheeler called the meeting to order at 9:14A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio Trever McSpadden, John Loomis, Sharon Douglas and Pat Dillon. BSOA staff present included Suzan Scott, Mindy Nowakowski and Michele Geppert. BSOA Board of Director member Mitch Furr was also present during the meeting. BSOA members and project representatives Mike McWeeny, Darrell Slabaugh, and Brian and Kate Scott were present for discussion in person. BSOA members and project representatives Jerad Biggerstaff and Steve Lamont were present for discussion via phone.

3. **The Neighbor Notification Process –** Michele Geppert discussed the results of the survey to date. She explained that the deadline for surveys is December 6, 2012 so the results are not final. To date, Approximately 11% of single family or vacant lot owners in BSOA responded to the survey, and about 37% of membership believe the current review process is adequate, 37% believe the current review process is not adequate, and 26% of those that responded were not sure if the review process was adequate. The majority of people, approximately 78.6%, felt Minor Alteration projects should not require notification, 17.3% felt

they should and 4% were not sure or did not answer this question. The majority of those that responded felt all other projects should require notification.

The BSAC discussed the survey and questioned why staff notified only single family homeowners instead of the entire membership on this issue. Staff discussed that condominium HOA approval on all projects within a condominium association is already a requirement for BSAC approval; therefore, staff sent the survey out to single family and vacant lot owners only since they would be impacted most by changes made to the review process in terms of notification. The BSAC discussed that since this is a policy change, the entire membership should have had the opportunity to weigh in on this topic including condominium owners.

Each individual BSAC member was given the opportunity to discuss their feelings on the survey and neighbor notification process.

Pat Dillon discussed that this new policy should be communicated with current membership, and additional efforts to notify new homeowners of this policy as well as the review process, in general, should happen. Pat Dillon suggested staff send out packets to all new BSOA members introducing them to BSOA, the ABC's of being a good neighbor, and general policies so neighbors could be better educated about who the BSOA is and the role of the BSAC.

Sharon discussed several concerns she had regarding the survey and read her comments from an email she has previously sent out to the BSAC and staff that read: *"In prep for this coming Wednesday meeting, I have asked for and received just today (Sunday, November 4) the Survey that was sent to single family and vacant lot owners (but according to Michelle, not to Condo owners). Please let me preface my remarks by stating that I have been a paid political consultant to campaigns in San Francisco (police and fire binding arbitration, high rise initiative, Milton Marks' choice of political party, etc.) and my scope was crafting/analyzing surveys and focus groups' responses whereby we then tailored each campaign accordingly based on the conclusions of those surveys/focus groups. In short, I have a modicum of professional experience in surveys. Having just finished reading the Survey sent (and just now receiving the Survey – apparently it was not sent to BSAC?), I do not know who crafted the survey, but I have the following comments: 1) It is too long; 2) Question no. 5-8 are "all or nothing" questions, i.e., there is no option for the respondent to be more specific in their answer. As such, these 4 should be thrown out of the survey; 3) Question no. 11 – if I were an applicant, as I have been for many clients throughout the past 30 years on the west coast, of course, I would answer "no". Why would anyone in their right mind want to add time, and thus cost, to their project? This is a loaded question, and should be thrown out; 4) Question no. 14 – what is the question? Is it increasing dues or wanting their opinion on method of notification? It is confusing and is a loaded question, and as such, should be thrown out; 5) Question no. 16 – this is like asking "do you want to pay increased taxes?" With the current underlying concern regarding current HOA assessments, this, too, is a loaded question, and as such, should be thrown out; 6) Question no. 21 – Neighbors do NOT have the choice to design other neighbor's projects. This is an inaccurate statement. BSAC decides WITH the neighbors' input; the neighbors do Not decide. Because of its inaccuracy and it being misleading and inflammatory, this question should be thrown out. 7) Question no. 26 – "Bear Proof containers". What does this question have to do with Notification???? Informational possibly, but not relevant to the topic at hand; 8) Question no. 29 – This is a statement that is being made as "purportedly" factually true. What evidence do we have to support same, e.g., "adding additional notification requirements 'discourages' property owners from making improvements to their home." If there is evidence, is it statistically significant? If not, then this question should be thrown out."*

Stacy Ossorio discussed that she was surprised a survey was sent out on this topic since the BSAC had discussed coming up with a policy to address neighbor notification previously, and she felt the BSAC was capable of developing such policy without needing to send out a survey to the membership. Staff discussed that the decision to send out the survey was discussed by BSAC during membership forum at their last

meeting on October 11, 2012. Staff discussed that prior to being sent out, the survey was reviewed by committee chair Brian Wheeler and prior committee member and current chair of the BSOA Board of Directors, Mitch Furr. Stacy discussed that she was not present at the October 11th meeting but discussed that in the future, she would like more committee participation and guidance to staff for survey content so the survey is a better representation of the committee as a whole. Stacy discussed that all BSOA members, including condominium owners, should have received the survey since they all pay dues.

John Loomis discussed that given that staff was under a time constraint to get this survey created and sent out via mail and email so that the committee could begin discussion at today's retreat, the campaign proved to be a success since feedback was received that should be able to help the BSAC make a decision on this matter. He discussed that there are many considerations for a policy change like this, and the results of the survey are only one tool for the BSAC to use to make this decision. He discussed that the BSAC has a great deal of experiences with a variety of issues.

Brian Wheeler discussed that in the future, all BSOA members should receive communications about policy changes including condominium owners. Overall, he and the rest of the committee agreed that information obtained from the survey would be used as a tool but will not dictate the final policy created on this issue. Now that the BSAC has been given a chance to discuss the survey, Brian Wheeler invited the Committee to discuss the logistics of notification in order to help better guide staff on drafting a policy on the issue.

Trever McSpadden discussed that prior to developing a policy, the BSAC needs to consider what it is they are prepared to do with the information they receive if notification is sent out to neighbors on projects. The rest of the committee discussed and agreed that they do not want to falsely empower neighbors; if given a chance to provide feedback, at what point does the BSAC take the feedback into consideration and at what point does this create a situation where neighbors are over-stepping their authority and designing their neighbor's projects? Mike Oshier suggested the BSAC send out notification termed as an "advisory notice." Such notice could serve the purpose of just letting neighbors know that a project is going on so they can decide on whether they should attend meetings or not, but this notice would not necessarily invite those noticed to comment. The BSAC discussed and agreed with this concept since All BSOA members have the ability to provide feedback on any topic during membership forum regardless of whether notification is sent out. Sending out an advisory notice would serve the purpose of proactively communicating to neighbors about projects going on nearby so they are not surprised when they see construction beginning; but also puts the responsibility back onto the neighbors to determine if they want more information on a project prior to it being reviewed by the BSAC.

The BSAC will continue to discuss this topic in the next few upcoming meetings.

The BSAC took a brief break before the next agenda items.

4. Minor Alteration Review -

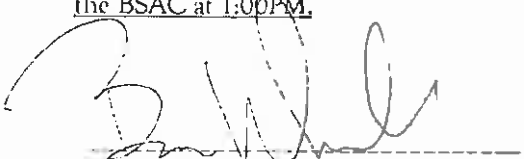
a. BSOA #06020 Lone Peak Partners ("Rapp") Accent Siding Change (Lot 20, Block 1, Cascade Subdivision, Madison County, 7 Cheyenne Road) - Brian and Kate Scott were present for discussion. Michele Geppert discussed that the applicant is requesting approval for an accent material, 'Bonderized Steel,' as shown in drawings submitted. The BSAC also reviewed photos of the existing materials and home. Brian and Kate Scott presented the material board to the BSAC. Trever McSpadden made a motion and Stacy Ossorio seconded to approve the accent material as submitted. Motion carried unanimously.

b. BSOA #04517A Adams Reroof Project (Lot 2A, Block 5, Meadow Village Subdivision, Gallatin County, 2235 Little Coyote Road) - Jerad Biggerstaff was present for discussion (via phone) and represented the owners. Michele Geppert discussed that the applicant is requesting approval for a Timberline asphalt shingle roof in 'Weathered Wood.' Michele Geppert discussed that this roofing material carries a class A rating. Sharon Douglas made a motion and Stacy Ossorio seconded to approve the reroof project as submitted. The BSAC discussed with Jerad Biggerstaff that all construction staging needs to take place in the driveway of the home unless they receive permission from the BSOA to park in the street.

c. BSOA #06010 Slabaugh Reroof Project (Lot 10, Block 1, Cascade Subdivision, Madison County, Sioux Road) - Owner Darrell Slabaugh and project representative Mike McWeeny were present for discussion. Michele Geppert discussed that the owner would like to install a hot tub in the location indicated on the submitted Site Plan as well as some additional vegetation to screen the hot tub from view. The owner would also like to expand the driveway area by adding 18ft by 18ft of asphalt onto the driveway which is also illustrated in the submitted Site Plan. The BSAC reviewed the plans and photographs of the home and discussed that the proposed vegetation to screen the hot tub must be drawn on the plans in order for them to review the proposed hot tub installation project. Mike McWeeny drew the trees in on the drawings indicating the location of trees and discussed that the trees will be conifers of approximately 6-8ft caliper. Since the trees cannot be planted during the winter season, the Owners will have the proposed trees planted by August 1, 2013. Sharon Douglas made a motion and Trever McSpadden seconded to approve the proposed hot tub, hot tub screening and additional asphalt as submitted. Approval is contingent upon completion of the project by August 1, 2013 to all. Motion carried unanimously.

b. BSOA #02814 Lamont Street Lamp Project (Lot 14, Block A, Aspen Groves Subdivision, 1025 Silverado Trail) - Steve Lamont was present for discussion via phone. Michele Geppert discussed that the Aspen Groves Association did provide their approval for this project just so long as these owners agreed to turn the lots off when they were not in use. The BSAC discussed they would pass along the Aspen Groves Association's approval letter stating that they would prefer the owners only use the lights when they were necessary, but there would be no way for the BSOA to monitor this. Trever McSpadden made a motion and Stacy Ossorio seconded to approve the driveway lamp project contingent upon the street lights being Dark Skies Compliant. Motion carried 5 to 1; member Sharon Douglas voted against the motion.

5. Adjourn - Trever McSpadden made a motion and Stacy Ossorio seconded to adjourn the meeting of the BSAC at 1:00PM.


Brian Wheeler, Committee Chair

Big Sky Architectural Committee Meeting Agenda

December 13, 2012

Agenda	Presenter	Action
1. Membership Forum	Brian Wheeler, Chair	--
2. Call to Order	Brian Wheeler, Chair	--
3. Minor Alterations		Discuss/Motion
a. BSOA #04407 Murphy-Smith Landscape Plan Modifications	Will Henslee, Contractor & John Seelye, Contractor	
4. Sketch Plan Review		Discuss
a. Tract 5, LLC Duplex Development Project	Al Malinowski, Owner Jamie Daugaard, Architect Ben Emanuel, Architect	
5. BSAC Discussion		Discuss
a. Neighbor Feedback Advisory Discussion	Staff and BSAC	
b. Design Regulation Re-write		
i. Changes made from the retreat regarding contemporary architecture		
ii. Suggested changes made by the Fire Chief		
c. Dark Skies Compliant Lighting		
6. Staff Report	Michele Geppert, Staff	Discuss/Motion
a. Performance Deposit Tracking Sheets		
b. Covenant Compliance Tracking Sheets		
c. Meeting Minutes		
i. October 11, 2012		
ii. September 27, 2012		
7. Adjourn		--

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



Architectural Committee Meeting – December 13, 2012

8:30A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

1. **Membership Forum-** No one was present for membership forum discussion.
2. **Call to Order -** Committee member Brian Wheeler called the meeting to order at 8:05A.M. The Big Sky Architectural Committee (BSAC) members present included Brian Wheeler, Stacy Ossorio Trever McSpadden, John Loomis, and Pat Dillon. Committee member Sharon Douglas was present via phone. BSOA staff present included Suzan Scott, Mindy Nowakowski and Michele Geppert. BSOA members and project representatives Anne Marie Mistrretta, Mike Oshier, Frank Martino, Jerry Scott, Al Malinowski, Jamie Daugaard and John Seelye were present for discussion.
3. **Minor Alterations -**
 - a. **BSOA #04407 Murphy-Smith Landscape Project (2525 Little Coyote Road, Lot 7, Block 4, Meadow Village Subdivision, Gallatin County) -** John Seelye was present for discussion and represented the owners. Michele Geppert discussed that the submitted landscape plan shows tree overhangs into adjacent neighbor's properties so she had verbally requested neighbor input from the neighbors located directly to the west and east of the property. One neighbor did ask that the proposed tree shown in the landscape plan on the east side of the lot be moved in further since she has a cluster of trees already near that location. John Seelye discussed that all proposed trees will be moved in closer to the middle of the lot from what plans show so their overhanging branches will not encroach upon neighboring properties as they mature. John Loomis made a motion and Sharon Douglas seconded to approve the landscape plan as submitted contingent upon the three trees shown on the plans being moved in several feet to prevent encroachment upon neighboring properties as the trees reach full maturity. Motion carried unanimously.
4. **Sketch Plan Review -**
 - a. **BSOA #07108 Tract 5, LLC Duplex Development Project (Curly Bear Road, Tract 5, Meadow Village Subdivision, Gallatin County) -** Developers Jerry Scott and Al Malinowski and architect Jamie Daugaard were present for discussion. Michele Geppert discussed that Fire Chief, Bill Farhat, was invited to the meeting to participate in this discussion but unfortunately could not attend due to an emergency. Jamie Daugaard discussed that he has met with Fire Chief Farhat to discuss the driveways and turning radius but will continue to work with the fire department to ensure the design of the project meets the construction standards of the Big Sky Fire Department. Al Malinowski discussed that a variance is being requested through Gallatin County for a 0' east side-yard setback of the property. He discussed that Tract 5, LLC has reached out to the adjacent neighbor, Boyne, to discuss this proposed variance. Michele Geppert discussed that the Covenants defer to the Gallatin County Zoning Regulations on setbacks, therefore, the Gallatin County Planning Department would need to approve the variance for this. If the variance was approved by Gallatin County Planning Department, the BSAC would then be reviewing plans in compliance with the Covenants. The BSAC discussed other details pertaining to the project including the golf cart path, heating sources, exterior fireplaces, window placement and the golf cart barn. Trever McSpadden made a motion and Pat Dillon seconded to approve the plans as submitted contingent upon the developer making a variance application through the Gallatin County Planning Department for a 0' east side-yard setback variance. Motion carried unanimously.

5. BSAC Discussion -

a. **Neighbor Feedback Advisory Discussion** - The BSAC discussed neighbor advisory notification with BSOA members Mike Oshier, Anne Marie Mistrretta and Frank Martino. After much discussion, the BSAC concluded that advisory notice would be implemented pending the creation of a policy which they tasked staff to create. The BSAC agreed that all adjacent neighbors for any project that is not a minor alteration would receive an email (if registered with the BSOA) and a postcard that puts the adjacent neighbor on notice that a project adjacent to their property will be taking place. Notice will be triggered by the submittal of a project application with the intent to be added onto the next meeting agenda. Included in the notice will be a sentence stating that this is the only notice the adjacent neighbor will be receiving on this project and to check the BSOA website and/or with BSOA staff for future updates. The BSAC did not come to a final decision on how to handle Minor Alteration projects and will make a decision at a future BSAC meeting.

b. **Design Regulation Re-write** - Staff discussed that draft changes have been made to the Design Regulations and asked BSAC members to review those changes and come prepared at the next BSAC meeting to discuss and potentially approve those changes.

c. **Dark Skies Compliant Lighting** - Mindy Nowakowski discussed that included in the draft changes to the Design Regulations mentioned in 5b, modifications to the Design Regulation on Dark Skies Lighting have been made. No further discussion took place.

6. Staff Report -

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

b. **Covenant Compliance Tracking Sheet** - There were no comments on the Covenant Compliance Tracking Sheet.

c. Meeting Minutes -

i. **September 27, 2012 BSAC Meeting Minutes** - Trever McSpadden made a motion and Sharon Douglas seconded to approve the September 27, 2012 BSAC meeting minutes. Motion carried unanimously.

ii. **October 11, 2012 BSAC Meeting Minutes** - Trever McSpadden made a motion and Sharon Douglas seconded to approve the October 11, 2012 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 9:30AM



Brian Wheeler, Committee Chair