



**Architectural Committee Meeting Minutes – August 6, 2015**

**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Stacy Ossorio  
Kenny Holtz  
Sharon Douglas  
Trevor McSpadden  
Gary Walton  
Suzan Scott  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Jim Wolfram, 125 Chief Joseph Trail  
Tom Totic, Cascade Block 3 Lot 190A  
Jackie Gillespie & Ty Lee, 3735 Pinewood  
Jamie Daugaard, 300 Chief Joseph  
Anthony Overbeeke, 300 Chief Joseph  
John Seelye, NF Tract 2G/8G

**1. Membership Forum** – Jim Wolfram was present to speak during membership forum about bear resistant trash cans. Jim Wolfram wanted to express that the rental fee of \$12 a month was very high and owners should have the opportunity to buy instead of rent. Suzan Scott, BSOA Executive Director, mentioned that Bear Smart Big Sky was the organization that handled negotiations with Republic Services to select a bear resistant can and pricing. Suzan Scott also mentioned that the BSOA Board of Directors created a resolution to require bear resistant trash receptacles for all properties within BSOA jurisdiction, with no mention of service provider rates or requirements.

**2. Call to Order** – Brian Wheeler called the meeting to order at 8:15 am.

**3. Meeting minutes** – Trevor McSpadden made a motion to approve the BSAC meeting minutes from July 2, 2015. Kenny Holtz seconded the motion. Motion passed unanimously. Two corrections were noted on the July 16, 2015 BSAC meeting minutes. Will be reviewed on August 20, 2015.

**4. Alteration to Previously Approved Plan**

BSOA #07707/07712 Gerrard/Noel – Access Drive  
Legal: North Fork COS 1739B Tract 8G/2G  
Street: TBD North Fork Rd

Staff presented changes to the previously approved access drive for Tracts 2G and 8G in the North Fork. The changes presented showed a new access point from the North Fork Road which will require less grading and a shorter driveway to the lower home site. The changes presented also showed less impact to wetland area. John Seelye, project representative, mentioned that the changes soften the impact on the area and create a lower grade for the drive. John Seelye mentioned that the changes have not yet been reviewed or approved by the fire department and Allied Engineering is handling the wetland permit aspects of the project. Trevor McSpadden made a motion to approve the driveway adjustment subject to the condition of approval by the Big Sky Fire Department. Kenny Holtz seconded the motion. Motion passed unanimously.

**5. Variance Review**

BSOA #00406 Gillespie – Additional Structure  
Legal: Pinewood Hills Lot 6A  
Street: 3735 Pinewood Drive

Staff presented the variance application for the Gillespie residence in Pinewood Hills. The variance request was for the addition of a structure to the property to be used as a horse run in. The structure was presented

as an open air building with a footprint of 16x24' and 16' in height. Materials to match home – board & batten siding, cedar shake and timber accents with colors to match existing. Location of the new structure to be at the north corner of the horse paddock currently on the lot. Jackie Gillespie mentioned the location was selected so that no trees would be cut. Gary Walton made a motion to approve the project as submit. Trever McSpadden seconded the motion. Discussion by the BSAC was had that this project needs approval of the variance and of the structure itself. Trever McSpadden asked staff if variance notification and procedure had been followed. Staff confirmed that it had. In favor of the motion – 0, opposed – 6, motion did not pass. Trever McSpadden made a motion to approve the variance to allow multiple structures based on the variance process and authority to grant the variance as stated in the Pinewood Hills Covenants. Kenny Holtz seconded the motion. Motion passed unanimously. Gary Walton made a motion to approve the application for the building. Kenny Holtz seconded the motion. Motion passed unanimously.

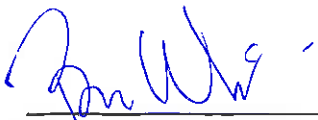
### **Addition/Renovation/Landscape**

BSOA #05407 Goldberg  
Legal: Sweetgrass Hills Block 4 Lot 7  
Street: 300 Chief Joseph Trail

Staff presented the application for an addition, renovation and landscape work to the Goldberg residence in Sweetgrass Hills. The application called for a new covered patio at the back of the home, a small addition to the back of the home, a new enclosed entryway, new landscaping elements around the home, and new materials for the siding. Jamie Dugaard and Anthony Overbeeke with Centre Sky Architecture, project representatives, presented material samples showing the following: 1x8 vertical ship lap wood siding, bonderized metal siding corrugated panels, 1x8 board formed concrete, asphalt shingles and bonderized metal corrugated roofing to match existing. Kenny Holtz questioned if the kids play castle would have a rainbow coloring as shown on product sheet. Jamie Dugaard mentioned that it would be a dark green or natural color as shown on renderings. Staff questioned the driveway color bands, Jamie Dugaard mentioned that these would be a natural tone of tan concrete. Kenny Holtz made a motion to approve the project as submit, noting that the play castle have a dark green or natural color canopy. Sharon Douglas seconded the motion. Motion passed unanimously.

### **10. Staff Report/Discussion**

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. BSAC requested that the compliance tracking sheet have a date column added for reference. Tom Tasic was present to discuss the compliance issue with the neighbor's new driveway. The BSAC determined that the driveway was not built in conformance with the approved plan. The BSAC requested that the project representative present the changes at the next meeting or return the driveway to specifications shown on the approved site plan. The BSAC also discussed the Pinnacles project. The project was given until July 31, 2015 to bring in plans for construction or a landscape plan to screen foundations. No plans were submit and BSAC requested project representative, Al Malinowski to present plans at the next meeting.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- c. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 9:40 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



**Brian Wheeler, Committee Chair**