



Architectural Committee Meeting Minutes – March 4, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Guests:

Jess Patrick
Adam Racow
Ron Jasken
Bob Mechels

Project Attending For:

Powder Ridge
#04537
#04537
Big Horn

Using GoTo Meeting:

Gary Walton
Stacy Ossorio
Clay Lorinsky
Greg Clark
John Seelye

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. **Membership Forum** - None
2. **Call to Order** – The Chair, Gary Walton, called the meeting to order at 9:01 AM.
3. **Meeting Minutes** – February 18, 2021 Meeting Minutes Corrections: None.

Motion made by Clay Lorinsky to approve the February 18, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed unanimously.

4. Major Alteration - Final Plan:

BSOA Powder Ridge Phase 2 & 3

Legal: Master Plat 4/454 & 4/498 Tract 1 & 5

Street: Rose Bud Loop and Chief Gull Rd

Staff presented the Powder Ridge Major Alteration Final Plan represented by Jess Patrick of Alpine Property Management. There had been no changes since Sketch approval but the applicant did provide physical samples of the new roofing material. Staff noted that this project was both a safety and aesthetic upgrade for the condos and that the new roofing material was a close color match to the existing roofing material.

Staff recommended the Committee approve the application as submitted.

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

5. Single-Family Residence – Sketch Plan:

BSOA #04537 RGJ Properties (Jasken)

Legal: Meadow Village Block 5 Lot 37

Street: 1880 Little Coyote Road

Staff presented the Jasken Sketch Plan for a two-story, three-bedroom home with a total livable square footage of 2,648 as well as a 728 square-foot garage. The finish materials had not yet been provided but would be reviewed at final. The average height would be compliant with the Meadow Village max restriction of 25-feet and all roof lines and wall lines would be less than the maximum 40-feet.

Staff recommended the Committee approve the application as submitted noting the house would be in compliance with the Governing documents and Covenants.

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

6. Major Alteration – Sketch Plan:

BSOA Big Horn Condos

Legal: S30, T06 S, R03 E

Street: 12 Running Bear Rd

Staff presented the Big Horn Major Alteration project represented by Bob Mechels of HHA INC which would include replacement or repair of all existing decks and balconies on the exiting 70 units, replacement of all existing siding including the addition of continuous exterior rigid insulation, and the replacement of all existing doors and windows. The applicant requested an exception for metal siding. Staff noted that the height and profile of the 26 buildings would not change and that the project would be phased over two summers. There were no relevant Covenants for this property but the declarations and bylaws of the association provided for remodels approved by its board.

Staff recommended the Committee review Design Regulation 6.1.1 and discuss the proposed siding material prior to approving the application. The applicant noted that the new siding has a wood grain on it making it look like wood instead of metal and that the new trim would make all windows match whether they are replaced or not. The Committee asked the applicant if the balconies were going to change in character other than color and the applicant explained that for the most part, no, but the style might be somewhat more modern. It was noted that this would not be the same finish material used at the Hill Condos but a heavier gauge which is sturdier and has a better warrantee that is rated for this climate

Motion made by John Seelye to approve application as submitted and grant an exception to the Design Regs for the metal siding; seconded by Greg Clark. Motion passed unanimously.

7. Discussion Items:

- a. Staff Releases and Approvals: There had been two releases and no approvals since the last meeting.
- b. Compliance Tracking Report: There had been no compliance issues since the last meeting.
- c. Performance Deposit Tracking Update: Staff reported it was still in the process of reconciling with accounts.
- d. Design Regulations Revision Committee update: Staff reported that the next meeting is in April and the subcommittee is about half-way through the initial review.

8. Adjourn - With nothing further to discuss, the meeting adjourned at 9:23 am.

Gary Walton, BSAC Chairman