

Architectural Committee Meeting Minutes – November 4, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
John Seelye
Gary Walton

Guests:

Kyle Lanier
Rene Houlette
Ted Appling
John Haas

Project Attending for:

#04346
#04418
#04418
#04346

Using GoTo Meeting:

Maggie Good
Grant Hilton
Suzan Scott

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 called the meeting to order at 9:01 AM.
3. **Meeting Minutes** – October 21, 2021 Meeting Minutes Corrections: some minor grammatical changes were made by Maggie Good and sent to Staff prior to the meeting to be implemented.

Motion made by John S to approve the October 21, 2021 Meeting Minutes including Maggie Good’s redlines on grammar; seconded by Maggie. Motion passed.

4. **Single-Family Residence – Sketch:**

BSOA: #04346 Rocky Ridge Holdings LLC

Legal: MV Block 3 Lot 46

Street: 46 Looking Glass Rd

Staff presented the Rocky Ridge Single-Family Residence Sketch plan consisting of a single-story 3,464 SF, 3 bedroom/5 bath home with an office and a laundry room. Staff noted that there were 2 indoor gas fireplaces, 1 outdoor gas fire place and a two-car garage. The home was compliant with the Covenants but would require one exception to Design Regulations 6.14.6 for an excess amount of exposed foundation.

Staff recommended the Committee approve the application as submitted with the following condition, update site plan to include construction parking, staging and garbage location as well as permanent snow storage location and either grant an exception to 6.1.6 or require treatment, siding, or landscaping to screen the exposed concrete foundation in excess of 12-inches above ground.

There was discussion about what treatments the applicant could use to screen or hide the exposed concrete

Motion made by Maggie Good to approve the application as submitted conditioned by receipt of an updated site plan showing the required information and provided that any exposed foundation in excess of the maximum allowed by Design Regulation 6.1.6 would be treated, sided, or screened; seconded by John Seelve. Motion passed.

5. Minor/Landscape Alt.

BSOA: #04418 Houlette
Legal: MV Block 4 Lot 18
Street: 2705 Little Coyote Road

Staff presented the Houlette minor alteration which proposed the replacement of the current balcony railing with cedar posts and steel wire. The applicant noted that the spacing of the current railing spindles did not comply with safety requirements. Staff noted that a dumpster was already on location in the driveway.

Staff recommended the Committee approved the application as submitted.

There was discussion about

Motion made by John Seelye to approve the application as submitted noting that the BSAC is not responsible for the definition of code regulations. This responsibility falls on the home owner; seconded by Maggie Good. Motion passed.

6. Discussion:

- a. *Landscape Release Procedure:* Staff reported that several members had sought release of their landscape deposits recently but due to a lack of sufficient establishment of grasses, staff held the deposits which resulted in multiple complaints by these members regarding lack of specificity of this requirement in our governing documents. Staff prepared draft language of a possible amendment to the Procedure Resolution for the Committee to discuss and recommended the definitions for Substantial Conformance and Established Landscaping be added to the current revision of the DR. The general consensus was that the language amendment wasn't necessary.
- b. *Staff Releases and Approvals:* Staff made no approvals and there were six releases since the last meeting.
- c. *Compliance Tracking Report:* Staff updated the Committee on ongoing compliance issues. Staff and two Committee members met on the site of the Black Moon disturbance complaint on November 3rd to inspect the damage and discuss next steps. Seelye reported that the damage appeared to be the result of the geotech work done in late 2019/early 2020 and that those present at the meeting determined that the roadway and house site would clear all of the downed trees. It was noted that many were deadfall and not cut and that the entire lot, along with many in Cascade, looked similar. Those present at the meeting recommended the Committee encourage the current owner to build sooner rather than later or consider fire mitigation on his entire lot and that an approval of a landscaping plan be contingent upon the removal of the dead and down trees. No further action was recommended. Secondly, staff reported that a remediation plan had been submitted from Montana Bram LLC that was currently under review to determine whether it was acceptable. Finally, staff noted that the destructive discover of the stairwells on Crail Creek Club Condos occurred without BSAC or staff approval and that it appeared work had already begun on a project to replace the existing stairs of the 8 buildings. A partial application had been submitted for this agenda, missing drawings, but no representative had called into the meeting so it was not reviewed. Staff was advised to contact the project representative and ask for immediate submission of the drawings to prevent the issuance of a Cease-and-Desist.
- d. *Performance Deposit Tracking:* Nothing new to report.
- e. *Design Regulations Revision Subcommittee:* Staff has completed the last revisions incorporating BSAC input and is currently working on exhibits.

Adjourn - With nothing further to discuss, the meeting adjourned at 10:02 a.m.

Gary Walton, BSAC Chairman