



**Architectural Committee Meeting Minutes – February 2, 2017**  
**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Trevor McSpadden  
Gary Walton  
Gail Young (Phone)  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance, Project Attending For**

Gerald & Anne Marie Mistretta  
Joe Schwem, Cascade Block 3 Lots 232A

**1. Membership Forum – None**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:06 am.

**3. Meeting Minutes –**Gary Walton made a motion to approve the meeting minutes from the January 5, 2017 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

**4. Minor Alteration Plan Review**

BSOA #05102 Mistretta  
Legal: Sweetgrass Hills Subdivision Block 1 Lot 2  
Street: 2350 Two Gun White Calf Road

Staff presented minor alteration application for adding stone to the exterior of the Mistretta home. . Gary Walton moved to approve the application as submitted. Trevor McSpadden seconded the motion. Motion passed unanimously.

**5. Final Plan Review**

BSOA #06232A Lepper  
Legal: Cascade Subdivision Block 3 Lot 232A  
Street: TBD Middle Rider Road

Staff presented the final plan application for a new construction on Middle Rider Road. Joe Schwem, project representative, presented materials including clear stain over cedar w/variations in color. Joe also pointed out locations shown for lighting. Trevor McSpadden made a motion to approve the final plan application as submitted. Gary Walton seconded the motion. Motion passed unanimously.

**6. Sketch Plan Review**

BSOA #07515 Gallatin Properties, LLC  
Legal: Minor Subdivision 214 Lot 2 & 3  
Street: TBD Plank Road

A Project representative was not in attendance. Gary Walton moved to table the review of the project. Trevor McSpadden seconded the motion. Motion passed unanimously.

**5. Staff Report/Discussion**

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- c. **Project Completion Tracking** –

- d. **Adjourn** – Trevor McSadden made a motion to adjourn the meeting of the BSAC at 9:15 am. Gary Walton seconded the motion. Motion passed unanimously.

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Brian Wheeler, Committee Chair