**Architectural Committee Meeting Minutes – February 6, 2014**

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

**BSAC and Staff in Attendance Guests in Attendance**

Brian Wheeler, Chair Joe Schwem, Architect

Stacy Ossorio

John Loomis

Kenny Holtz (phone)

Trever McSpadden

Suzan Scott

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brain Wheeler called the meeting to order at 8:17 am.

**3. Minor Alteration Review**

**a.** BSOA #04221 Stoner – Addition

Legal Description: Lot 21 Block 2 Meadow Village Street Address: 2635 Curley Bear

Staff presented the application for an addition to an existing residence. Staff reviewed the additional space being proposed, new materials, changes in site/landscaping, decks, patios and hot tub screening. The final plan as presented was in line with the sketch plan review. Staff commented on the improvement of the building presence and relationship to the road along with the house now being dominant over the garage.

The applicant presented the front door, craftsman style made of fiberglass, along with the garage walk door. The BSAC discussed the lighting fixture and whether the new lighting regulation was being met. It was concluded that per Exhibit A the light fixture did not meet the regulation. The BSAC also discussed the removal and replacement of the trees. It was concluded that the end result in the building’s appearance offset the removal of the trees. Applicant commented that the owner may, in the future, install new trees along the side yard. Brain Wheeler asked the applicant about the ‘ladder’ railing on the deck, the applicant stated that the cable material itself inhibited climbing. Brian Wheeler also asked the applicant for clarification of the stone as natural or manufactured, the applicant stated it was manufactured.

Trever McSpadden made a motion to approve the addition with the condition that a new light fixture is chosen that meets the new Design Regulations standards. The motion was seconded by John Loomis. Motion passed unanimously.

**5. Staff Report**

1. **Neighbor Notification–**

BSAC discussed the updated neighbor notification language presented by staff, it was decided that the last sentence be changed to add language for applications that are modified. Staff also discussed the fees associated with certified mailing. The BSAC tabled the approval of the new language for later discussion. The current policy will remain in place.

1. **Performance Deposit Tracking Sheets –** Staff noted there were no changes.
2. **Covenant Compliance Tracking Sheet –** No compliance issues were presented by Staff.
3. **Meeting Minutes January 16, 2013 BSAC Meeting Minutes –** Stacy Ossorio made a change to her statement regarding neighbor notification, “Stacy Ossorio stated that her choice is to have return receipt certified mail to Condominium HOA Manager and President and certified mail to single family owners.”

**6.** **Adjourn –** Trever McSpadden made a motion to adjourn the meeting of the BSAC at 9:26a.m., John Loomis seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair