

## Architectural Committee Meeting Minutes – January 17, 2019

**BSAC and Staff in Attendance:**

Brian Wheeler, Chairman  
Grant Hilton  
Maggie Good  
Kate Scott  
Dan Hoadley  
Suzan Scott  
Gary Walton  
Jess Bevilacqua

**Guests in Attendance, Project Attending For:**

Daryl Nourse	#06236A Oneto
Kylee Keller	#06236A Oneto
John Seelye	#06236A Oneto
Anna McKay	#06236A Oneto
Joe Schwem	#06257 Smolen-Lapekas
Josh Greene	#06257 Smolen-Lapekas
Bob Smolen	#06257 Smolen-Lapekas
Brian Scott	#312184 Fairways

**Using GoToMeeting:**

n/a

**1. Membership Forum – none****2. Call to Order – Brian Wheeler called the meeting to order at 8:06 AM****3. Meeting Minutes –**

Dan Hoadley made a Motion to approve the January 3, 2019 BSAC Meeting Minutes. Maggie Good seconded the Motion. The Motion passed unanimously.

**4. SFR Final Plan Review:**

BSOA #06236A Oneto Final Plan Review

Legal: Cascade Block 3 Lot 236A

Street: TBD Beehive Basin Road

Staff presented the photos, plans and narrative for the Oneto SFR Final Plan review. The Sketch Plan was approved on December 20, 2018. Conditions of the sketch plan approval were addressed in the final plan and accepted by the committee.

Landscape lighting was discussed and determined to be appropriate. The material board was presented and roofing materials were briefly discussed. The wall sconce lighting was verified to be down lit only and dark sky compliant.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Covenants, BSOA Design Regulations and is consistent with the subdivision.

Maggie Good made a Motion to approve the application as submitted based on the condition that more trees will be added alongside the garage. Gary Walton seconded the Motion. The Motion passed unanimously.

The approval is subject to the following conditions:

1. Trees will be added alongside the garage

2. A signed letter from a licensed surveyor verifying that the footprint of the home has been staked as shown on the site plan and that the location meets all setback requirements as listed in the Cascade Covenants must be provided

## **5. SFR Sketch Plan Review:**

BSOA# 06257 Smolen-Lapekas Sketch Plan Review

Legal: Cascade Block 3 Lot 257

Street: TBD Swift Bear Road

Staff presented the plans and narrative for the Smolen-Lapekas SFR Sketch Plan review. The proposed residence has 1902 sf living area on the main floor, 1927 sf on the lower floor and 990 sf of garage. There are three bedrooms and 2.5 baths. Finish materials include horizontal and vertical painted siding, stone cut siding, metal roof, thin cut stone accent, painted trim and fascia, and Anderson composite windows. Lighting is TBD and will be presented at time of final review.

A topic of discussion was the wall length and change in materials on the southeast facing wall. This was determined to be appropriate.

A second topic of discussion was the roof length and design. Compliance with Design Regulations 5.8-5.10 and modifying the roof design to establish a break more clearly were discussed. Compatibility with the aesthetics of the surrounding homes was also discussed.

Grant Hilton made a Motion to deny the application based on the roof not having a significant design element change. Gary Walton seconded the Motion. The Motion passed unanimously.

A discussion between owner applicant Bob Smolen, project representative Joe Schwem and the BSAC followed the Motion. Mr. Smolen noted that ice damming was a consideration in the roof design. Direction was given to Mr. Schwem and Mr. Smolen regarding a redesign of the roof that would be more compatible with the design regulations and surrounding homes. The application will require a second sketch plan submission and BSAC review.

## **6. Project Update:**

BSOA #312184 Fairways Multi-Family Condominiums

Legal: Meadow Village #1, 2<sup>nd</sup> Filing Tract

Street: Little Coyote Rd

Staff briefly recapped the most recent decision regarding the Fairways Multi Family Condominiums project. Brian Scott of Lone Pine Builders stated that there has been no change in status since the December 20, 2018 BSAC meeting. No building plan or demolition plan was presented.

The BSAC noted Mr. Scott's willingness to cooperate with the BSAC, as well as the opportunity loss of keeping the project in limbo. The BSAC discussed at length the Motion made at the December 20, 2018 BSAC meeting and the implications of imposing and/or increasing the fines. The subject of the BSAC taking legal action was also discussed.

Grant Hilton made a Motion to impose the fine from the December 20, 2018 BSAC meeting of \$1000/month retroactive back to November 16, 2018. Dan Hoadley seconded the Motion. The Motion passed unanimously with Kate Scott abstaining from the vote.



Gary Walton made an Amendment to the Motion that the fine be increased from \$1000/month to \$100/day subject to compliance with BSOA resolutions and that the BSAC may seek legal action. Maggie Good seconded the Motion. The Motion passed unanimously with Kate Scott abstaining from the vote.

## **7. Discussion Items:**

### **a. Member Report Tracking Update**

The Member Report Tracking spreadsheet was reviewed. Complaints from Aspen Groves regarding vehicles parked alongside the road of several construction sites on Andesite, Silverado and Nordic were discussed. Staff has visited the three jobsites several times and parking has been in compliance with BSOA Construction Standards each time. Staff will request each builder to place a cone at each end of their parking areas to warn oncoming vehicles.

Doc's Real Estate was discussed briefly.

### **b. Compliance Update: Tedsen/BSOA #02602**

Staff presented the documents from the March 2003 approval of the home on Mark Tedsen's property. The fence in question was shown on the 2003 plans and nothing was stated in the BSAC meeting minutes from March 13, 2003 or the BSAC approval letter following the review on March 14, 2003 regarding the fence. It was noted by the BSAC that if the fence was on the plans when we approved the home, we approved the fence. Pursuant to the discussion at the January 3, 2019 BSAC meeting it was determined that no action will be required of Mr. Tedsen. Staff will send Mr. Tedsen a letter notifying him of the decision and reminding him of the BSAC review and approval process for any future alterations.

It was also noted that any time repainting is done, the owner is required to notify BSOA staff. Staff will determine if the paint is the same color and can be approved by staff or if the changes require BSAC review. A review fee will not be required if the alterations can be approved by staff.

### **c. Performance Deposit Tracking Update**

The Performance Deposit Spreadsheet was reviewed briefly.

### **d. Certificates of Deposit Update**

The Certificates of Deposit spreadsheet was reviewed briefly. This will rollover on February 2, 2019.

## **Other discussion:**

The BSAC Retreat was discussed. The retreat will be held on March 7, 2019 and the BSAC meeting for that day will be cancelled.

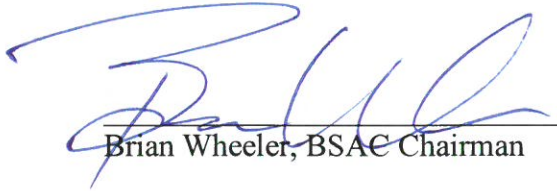
Topics for the retreat were discussed. Suzan noted that changes to the Cascade Covenants, energy efficiency, LEED certification and water sustainability have been brought up by the Strategic Planning Committee and the BSAC should be prepared to address these items at the retreat.

Brian Wheeler noted that the growing numbers on the mountain and that pressure to add employee housing and street lights is going to be an upcoming issue. Brian requested help from the BSAC in reviewing commercial design regulations. Brian will identify the specific design regulation areas that

need to be addressed and put together a recommendation for the BSAC.

The BSAC briefly revisited the Hill Condos metal siding project and viewed several photos of homes in the area with metal siding.

The meeting adjourned at 10:52 AM.



Brian Wheeler, BSAC Chairman