



Architectural Committee Meeting Minutes – January 3, 2019

BSAC and Staff in Attendance:

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

Guests in Attendance, Project Attending For:

Keith Anderson	#01233/5 Hill Condos
Cheney Raymond	#01233/5 Hill Condos
Joey Godwin	#01233/5 Hill Condos
Katie Erbes	#01233/5 Hill Condos
Mikayla Kearney	#01233/5 Hill Condos
David Buckingham	#01233/5 Hill Condos
Mark Tedsen	#02602 Tedsen

Using GoToMeeting:

Trevor McSpadden
Gary Walton
Suzan Scott

1. Membership Forum – Brian Wheeler was contacted regarding safety concerns for roadside parking at a construction site in Aspen Groves. He will forward the complaints to Jess Bevilacqua.

2. Call to Order – Brian Wheeler called the meeting to order at 8:00 AM

3. Meeting Minutes –

Dan Hoadley made a Motion to approve the December 20, 2018 BSAC Meeting Minutes.
Maggie Good seconded the Motion. The Motion passed unanimously.

4. Major Alterations:

BSOA #01233/5 Hill Condos LLC Siding Project

Legal: Cascade Subdivision Block 1 Lot 5A
Street: 21 Sitting Bull Rd

Staff presented the photos, plans and narrative for the Hill Condominiums siding project. The application was for major alterations and exterior rehabilitation of a multi-family condominium complex. The main aesthetic elements are the replacement of all existing cedar siding with three types of metal siding and the replacement of windows as necessary (with same windows already in use in the complex). Exterior light fixtures will also be replaced. There are 18 buildings total, each consisting of 10 units and clustered in three groups. The project is expected to take place in three phases over three years.

Staff reviewed photos of the existing conditions of the Hill Condos, a letter from the Hill condos HOA, project phasing, proposed materials and drawings from Keith Anderson. Design Regulations and Covenants regarding metal siding were briefly reviewed.

Katie Erbes of the Hill Condos Board briefly discussed the history of the project. The project was originally brought to Keith Anderson in 2014.

Project Representative and architect Keith Anderson presented his analysis of the current conditions and damage and how it would be remediated through the project. Representatives Joey Godwin and Cheney Raymond from LynnRich were present. LynnRich would be hired to carry out the entire project.

David Buckingham of Alpine Property Management briefly discussed the improved technology of current metal siding options and noted that it is difficult to tell the difference from actual wood at a distance. It was noted that the fire station on the mountain has metal siding.

The BSAC discussed at length the implications of granting a Design Regulation exception for metal siding as a primary material. The technological advantages were recognized by the BSAC and the discussion revolved around the aesthetic implications of granting this exception as requested and how it would affect future projects and the overall Big Sky Community.

Key points brought up during the discussion included the following:

- The primary reason for metal siding would be to save money and lessen maintenance. The BSAC is responsible for preserving aesthetic values of the whole area and must take this into consideration.
- Granting this type of exception to a major development ^{May} would be setting a precedent for others to request the same in order to save money. _(B)
- When the Design Regulations were decided in 2003, metal siding had a completely different look. The technology has evolved and aesthetics have improved considerably. This may be something that needs to be revisited by the BSAC for current and future applications.
- The prohibitive Design Regulation references pre-fabricated metal siding, this is not pre-fabricated and would be cut to fit onsite.
- Granting this exception vs. doing away with the applicable Design Regulation was discussed.
- It was noted that maintenance has not been done on the Hill Condos for many years, resulting in the need to make drastic and costly improvements now. It was noted that the one-year Hill Condo board positions have been a deterrent in sustaining momentum on moving the project forward.

Alternatives to the proposed materials were also discussed. Options included:

- HardiePlank siding
- Rainscreen/Siparila siding
- Diamond Kote high compression OSB (oriented strand board)

Further time and information will be required before the BSAC can make a decision on how to move forward with this application. The LynnRich representatives will provide the addresses of several properties that have used the same proposed building materials, and that such materials have been on the buildings for at least 10 years, so that the BSAC members may view them. The discussion will be continued at the BSAC meeting on January 17th, 2019.* It was requested that the Hill Condo HOA also be prepared to discuss other materials/options as listed above, and that samples of those materials be brought to the next meeting as well.

Gary Walton made a Motion to table the application for two weeks so that the BSAC has additional time to consider the information submitted by the applicant, as well as visit the properties mentioned above. Grant Hilton seconded the Motion. The Motion passed unanimously.

***Update:** At the request of Hill Condo representatives, and because LynnRich representatives will be out of the country on January 17, the continuation of this discussion be placed on the agenda for the February 7, 2019 meeting instead.

6. Compliance Violations

BSOA #04443 Doc's Real Estate

Legal: Meadow Village Subdivision Block 4 Lot 43

Street: 2789 Half Moon Court

Staff presented the background and recent letters that have been sent to Bob Olson/Doc's Real Estate regarding the rocks in road right of way, jackleg fence, flagpoles, non-dark sky compliant lighting and political banner on his property. The BSAC discussed the extensive history of compliance violations by Mr. Olson.

Gary Walton made a Motion to proceed with the next step: pursuant to the BSOA fining policy the BSAC will begin implementing the \$100/day fine retroactive to the date of the first violation on August 20, 2018, as outlined in the letter sent to Mr. Olson on December 18, 2018. Grant Hilton seconded the Motion. The Motion passed unanimously.

Staff will compile a list of all recent violations and an additional letter will go out to Mr. Olson as a second notice on the banner, flagpole and lighting violations and as a notice to appear at the January 17, 2019 BSAC meeting to address these violations. In the future, any letter to Mr. Olson should be a notice to appear at a scheduled BSAC meeting to address the violations.

Parking on the island area in front of Mr. Olson's property was also discussed. One of Mr. Olson's vehicles has been parked on the island, which is BSOA property, and is presenting a safety issue.

Grant Hilton made a Motion to install a no parking sign on the island. Kate Scott seconded the Motion. The Motion passed by a majority with one vote against it.

BSOA #02602 Tedsen

Legal: Aspen Groves Block B Lot 2A

Street: 549 Autumn Trail

Staff presented the background on the complaints submitted by the Aspen Groves HOA on the fence at 549 Autumn Trail. Mark Tedsen was present and noted that this fence was actually a replacement for a fence that was already on the property when he purchased it in 1998. He believes the original fence was installed between 1994 and 1998. It was sagging and dilapidated and Mr. Tedsen replaced it as a maintenance measure approximately two years ago.

The BSAC discussed the nature of the complaint and questioned why it was being brought up now. Questions were raised as to whether the fence was grandfathered and if there should have been a BSAC approval for its replacement by Mr. Tedsen.

Grant Hilton made a Motion to defer action pending evaluation of the minutes from when Mr. Tedsen originally received approval to build on the property. Maggie Good seconded the Motion. The Motion passed unanimously.

Staff will research the minutes and if there is no condition stating the original fence be removed, the BSAC will accept the fence as a landscape feature and no further action by Mr. Tedsen will be required. Staff will also reach out to the Aspen Groves HOA to clarify the reasons for the complaint.

8. Discussion Items:

a. Member Report Tracking Update

Items on this list were discussed as separate agenda items for this meeting (Olson and Tedsen). There were no other changes.

b. Performance Deposit Tracking Update

There were no changes to the Performance Deposit spreadsheet except for one \$500 Minor Alterations Performance Deposit that was released.

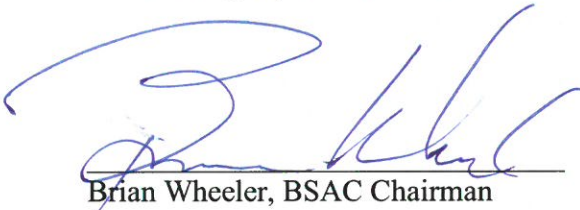
Other discussion:

Staff will keep a running list of items for the BSAC Retreat. Topics on that list include the following:

- BSAC approval requirements on projects using the same materials as current (maintenance)
- BSOA Design Regulations regarding metal siding

Staff will work on something for the newsletter regarding BSAC approval for improvement projects (this was brought up due to the two re-roofing projects that were noticed).

The meeting adjourned at 10:47 AM.



Brian Wheeler, BSAC Chairman