



Architectural Committee Meeting Minutes – July 20, 2017

BSAC and Staff in Attendance

Brian Wheeler
Stacy Ossorio
Gail Young
Trever McSpadden
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

Greg Wermers # 00177 Wermer
Robert Donaghey # 06167 Cook
Robert Milligan # 04104 Milligan
Peter Bing

Members Dan Hoadley, Gary Walton &
Grant Hilton were not in attendance.

1. Membership Forum - None

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

3. **Meeting Minutes** – The meeting minutes from the July 6, 2017 were approved.

4. Minor Alteration Review

BSOA #00177 Wermers Minor Alteration

Legal: Broadwater Condo 1 Tract 9A

Street: 2025 Little Coyote Rd. Unit 177

Staff presented the plans, product information and photos of the Wermers minor alteration at the Broadwater Condominium building. The proposed improvements include door and window replacement and a reconfiguration of the layout of doors and windows. The applicant has the approval of the Broadwater HOA for the project.

Staff recommended that the BSAC approve the application as submitted based on the finding that the improvements comply with the Meadow Village Covenants, the BSAC Design Regulations and are an improvement to the building.

Stacy Ossorio made the Motion to approve the application as submitted. Gail Young seconded the Motion. The Motion passed unanimously.

7. Sketch Plan Review:

BSOA #06167A Cook Single Family Residence

Legal: Cascade Subdivision, Block 3, Lot 167A

Street: TBD Spotted Eagle Rd

Staff presented the plans and site photos of the Cook Single Family Residence in Cascade Subdivision. The home is a precut dovetail log home with a detached garage. Most of the discussion focused on the detached garage which is proposed to be a rectangular box with log veneer and a noticeably lower roof pitch than the roof pitch main home that will sit immediately

adjacent to the house. It was also noted that the Garage has only one window. Staff mentioned that the site plan also needs some additional information added to it.

Staff recommended that the BSAC approve the application as submitted based on the finding that the addition complies with the Cascade Subdivision Covenants and the Design Regulations.

Trever McSpadden made the Motion to approve the application as submitted. Stacy Ossorio seconded the Motion. The Motion passed unanimously.

The approval is subject to the following conditions:

1. Additional site information including the materials used for the retaining walls and the length of the driveway be included on the site plan with the final review submittal.
2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plans is required.
3. The pitch of the garage roof be changed to more closely match the pitch of the roof of the house and vertical log corners be added. Additional windows and a gable vent should be considered to be added to the garage.
4. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Landscape Plan including screening for the hot tub.
 - c. Materials Board including Light Fixture Cut sheets.
 - d. Light fixture locations shown on Floor Plans and Elevations** Please see Project Checklist for complete list of requirements.

8. Final Plan Review:

BSOA #04104 Milligan Single Family Residence

Legal: Meadow Village Subdivision, Block 1, Lot 4

Street: TBD Yellowtail Rd.

Staff presented the plans and photos for the Milligan Single Family Residence to be built on Yellowtail Rd and photos of the site. The landscape plan and the light fixtures were also reviewed. The Owner and project contractor, Bob Milligan, presented the materials board. The Committee commented on how nice the materials proposed for the project look and that the home will be an improvement to the neighborhood.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Meadow Village Subdivision Covenants, the Design Regulations and is consistent with the neighborhood.

Trever McSpadden made the Motion to approve the application as submitted. Stacy Ossorio seconded the Motion. The Motion passed unanimously.

9. Staff Report/Discussion

- a. **Covenant Compliance Staff** – Staff updated the BSAC on the Compliance Tracking Sheet.

1. The Emergence Group LLC (Krejci)

No additional information was presented. The Emergence Group project has a 6 month extension which expires on December 1st, 2017. Staff is to contact Bridgett leFeber, the Owner's attorney, for an update in 3 months, September 1, 2017.

2. Doc's Real Estate:

- The sign is still in place. A fourth letter was sent via certified return receipt mail on July 9th informing Mr. Olson that he was being fined. An invoice will be sent and, if not paid, the BSOA will proceed to file a lein on the property.

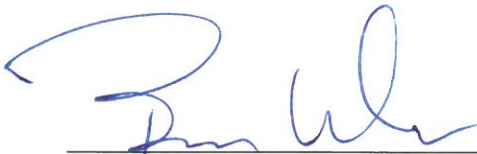
3. Butera Light Fixtures:

This compliance item is now closed and will be removed from the list.

4. Fairways Condos:

Staff has called and left a voice mail for Mr. Spielman to see if the situation has improved and has not received a response.

- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC.
- c. **Adjourn** – The BSAC meeting adjourned at 9:10 am.



Brian Wheeler, Committee Co-Chair