



Architectural Committee Meeting Minutes – March 21, 2019

BSAC and Staff in Attendance:

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

Guests in Attendance, Project Attending For:

Joe Schwem	#06257 Smolen-Lapekas
Bob Smolen	#06257 Smolen-Lapekas
Sara D'Agostino	#04548 Dickerson
Logan Dickerson	#04548 Dickerson

Using GoToMeeting:

n/a

1. Membership Forum – none

2. Call to Order – Brian Wheeler called the meeting to order at 8:03 AM.

3. Meeting Minutes –

Maggie Good made a Motion to approve the February 21, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. SFR Final Plan Review

BSOA #06257 Smolen-Lapekas SFR

Legal: Cascade Block 3 Lot 257

Street: TBD Swift Bear

Staff presented the plans and narrative for the Smolen-Lapekas SFR final plan review. The application was for a new Single Family Residence final plan approval. The second sketch plan submission was approved by the BSAC on February 7, 2019. There were no conditions attached to the sketch plan approval.

Finish materials were reviewed and presented. Landscape plan was reviewed. The hot tub screening consisting of potentillas was briefly presented as a topic of discussion and later determined to provide sufficient screening.

The exterior lighting plan was presented and discussed at length. Project representative/architect Joe Schwem and owner applicant Bob Smolen discussed the proposed lighting plan and reasons behind it which included providing adequate lighting for outdoor cooking and other activities. The BSAC raised concerns over the number of lights and potential effect on adjacent properties. The lighting cut sheets and specifications were reviewed and discussed for both the scone lighting and recessed lights. Joe Schwem explained that that outside recessed lights will all be dimmable in the event the lights appear to be too bright.

Dan Hoadley made a Motion to approve the application as submitted noting the hot tub screening is adequate and that the approval is contingent on the condition noted below. Maggie Good seconded the Motion. The Motion passed unanimously. The condition of this approval is as follows:

Two of the proposed recessed lights must be removed from the covered deck area and the remaining six recessed lights over this area will be reconfigured to a design of the owner's choosing.

5. Major Alterations Sketch Plan Review

BSOA #04548 Dickerson Major Alterations

Legal: Meadow Village Block 5 Lot 48

Street: 2100 Little Coyote

Staff presented the plans and narrative for the Dickerson Major Alteration sketch plan application. The application was for a remodel of a Single Family Residence. The existing house has a lower level with a finished walk-out basement, a first floor with an attached garage and a second floor. Current livable square footage is 2,593 sf.

The proposed alterations included the following:

- Garage, entry and upper level will be reconfigured adding an additional 415 sf of livable space.
- Exterior wall surfaces, porch roof and exterior decks will be renovated. Siding will match the existing and rough sawn cedar lap siding will also be added.
- Windows will have dark brown wood cladding.
- Roof will be heavy weight asphalt shingles in Weathered Wood and will match the existing roof.
- Handrails and railings will be steel in a black finish.
- 115 sf of asphalt will be added to widen the driveway.

Staff presented the calculated height measurements. In the application submitted, the house was presented with an average height of 25' 7 1/4", and the maximum height allowed by Meadow Village Covenants is 25'. Staff had previously researched the history of the home and found that the height was previously calculated at 25' in other alterations that have been done since 1991. It was noted that the current proposed alterations do not add to the maximum allowable height calculations and the BSAC agreed that height was calculated appropriately for this application and would not affect the approval of the application.

Staff noted the front walkway roof overhang extends 3' into the setback and the maximum roof overhang allowed by BSOA Design Regulations is 2'. Project representative Sara D'Agostino agreed to change the roof overhang to a maximum of 2' to bring it into compliance for the final review.

Kate Scott made a Motion to approve the application as submitted noting the condition below. Dan Hoadley seconded the Motion. The Motion passed unanimously. The condition of this approval is as follows:

The 3' roof overhang over the front walkway area will be reduced to a maximum of 2' to comply with BSOA Design Regulations.

6. Discussion Items:

a. Member Report Tracking Update

There were no changes to the Member Report Tracking sheet. Challenges associated with snow removal and increased traffic and speed on the mountain were discussed. Staff has been regularly following up on complaints of roads not being fully plowed and the complaints have been addressed in a timely manner by our snow removal contractors.

One specific concern related to traffic and speeding vehicles in the Sitting Bull/Turkey Leg road area was discussed. Staff will contact the sheriff to request additional patrol in this area. These topics are generally not part of the Member Report Tracking update but were brought up at this time.

b. Performance Deposit Tracking Update

The performance deposit spreadsheet was discussed briefly. Two performance deposits have been released recently.

c. Certificates of Deposit Update

There have been no changes to the certificates of deposit. This is set to rollover again in August 2019.

Other Discussion

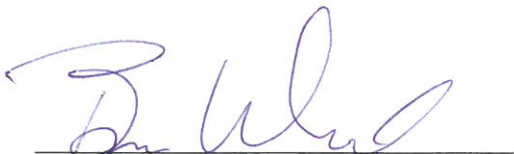
The Fairways reached the maximum \$10,000.00 fine allowed by BSOA Enforcement Resolutions on February 23, 2019 (\$100.00/day retroactive to November 16, 2018 per the Motion made on January 17, 2019). An update on the project status will be provided at the April 4, 2019 BSAC meeting. Following the update a recommendation will be made to the BSOA Board on how to proceed.

In reference to the January 17, 2019 BSAC decision to allow a grandfathered jackleg fence to remain intact, at the request of the Aspen Groves Owner's Association it was noted that the prohibition on fences remains in effect in the Aspen Groves subdivision and that the approval of the grandfathered fence at 549 Autumn Trail cannot be used as justification for any other fences in the future.

Staff requested the BSAC to be prepared to discuss retreat topics at the next BSAC meeting on April 4, 2019. We will compile a list and determine how to prioritize these items for discussion in the upcoming months.

The Committee also requested that the full Committee presentation package be delivered the day before any meeting (preferably in the morning) and that the staff reports no longer be sent. The Agenda will continue to be sent one week before the meeting.

The meeting adjourned at 9:58 AM.



Brian Wheeler, BSAC Chairman