

Architectural Committee Meeting Minutes – March 2, 2017
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

For

Brian Wheeler
Trevor McSpadden
Gary Walton
Grant Hilton
Stacy Ossorio
Gail Young
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending

Ciara Wolfe #7206 BSCO Park
Anthony Overbeek, Centre Sky #04608 Boneham
Jamie Daugaard, Centre Sky #04608 Boneham
Peter Bing

1. Membership Forum - None

2. Call to Order – Brian Wheeler called the meeting to order at 8:09 am.

3. Meeting Minutes – The meeting minutes from the February 16, 2017 BSAC meeting were approved.

4. Sketch/Final Plan Review

BSOA #7206 BSCO Park
Installation of 2nd Yurt
Legal: Sweetgrass Hills Subdivision – Lot 2A-1
Street: 373 Little Coyote Rd.

Staff presented the sketch/final plan submittal for the second yurt in the BSCO Park. It was noted that the proposed yurt complies with all applicable covenants and is consistent with the park use. The applicant was proposing to use yurt fabrics for the roof and wall that are less expensive and have a shorter life expectancy than the fabric used on the existing yurt. In addition, the proposed fabric didn't match the existing yurt. The committee agreed that the more expensive material should be used and a couple of the committee members contributed to the BSCO to help offset the added cost of the higher quality fabric.

Grant Hilton moved to approve the application with the condition that the higher quality material be used and that the review fee be waived because of the not for profit status of the BSCO. Grant directed Ciara to obtain fabric samples and to compare them with the existing yurt. If the new samples didn't match the existing yurt Grant directed staff and Ciara to select a contrasting color for the second yurt. Gary Walton seconded the motion. Trevor McSpadden recused himself from the vote. Motion passed unanimously.

5. Boneham Electrical Plan and Light Fixture Review

BSOA #04608 Boneham – Expansion Project
Legal: Meadow Village Subdivision Block 6 Lot 8 & 9
Street: 2165 Spotted Elk Road

Staff presented the revised Electrical Plan for the Boneham residence expansion project. The revised electrical plan has 3 fewer light fixtures than the plan submitted with the original application. The fixtures are not dark sky compliant however meets the intent of Dark Sky Lighting. In addition, most of the fixtures are located under an expansive overhang. The Committee discussed the intent of Dark Sky Compliance and determined that the proposed light fixtures, including the sample of the glass that was brought to the meeting by the architect, met the intent.

Trever McSpadden made the motion to approve the Electrical Plan as submitted and the light fixtures. Stacy seconded the motion. The Motion passed unanimously.

6. Staff Report/Discussion

- a. Parking Resolution** – Suzan presented an update on the Parking Resolution saying that the BSOA had reviewed the Resolution and had approved it. The sub-associations, Sherriff's office and Fire Department are being contacted for feedback and the feedback will be considered prior to the Resolution being approved. Suzan also stated that after the Resolution is adopted the Membership will be notified via the newsletter and enforcement would start the following month.
- b. Covenant Compliance Staff** – Staff updated the BSAC on the Compliance Tracking Sheet. Janet stated that Becky Pape had called regarding the Committee's determination that the work at 2789 Half Moon Ct. was consistent with the site plan and the decision to allow the construction fencing to remain due to safety concerns. Becky had initially presented her concerns regarding the construction at the site at a previous public forum. Staff was directed to contact Becky and request that she state her concerns in a letter. Staff also noted that the banner had been removed from the fence on the property without the Owner being notified. Grant Hilton requested that the meeting minutes reflect that the banner needed to be removed because it was not in compliance with the Design Regulations.
- c. Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC.
- d. Adjourn** – The BSAC meeting adjourned at 9:16 am.

Brian Wheeler, Committee Chair