



**Architectural Committee Meeting Minutes – May 7, 2026**

<b><u>BSAC/Staff in Attendance:</u></b>	<b><u>Guests in Attendance:</u></b>	<b><u>Project Attending For:</u></b>
John Seelye, Chair	Marco DelGuidice	#07206 25 Seeway Rd.
Ernie Chappell		
Gina Dee		
Holly Coltea		
Lisa Chase		
Sam Luedtke		
<b><u>BSOA Joining Virtually:</u></b>	<b><u>Guests Joining Virtually:</u></b>	
Cindy Miller	Jennifer Boutsianis	#07206 25 Seeway Rd.
Vanessa McGuire	Kate Jacobs	#05319 345 Rain in Face Rd.
Les Hopper		

1. **Call to Order** - The Chair called the meeting to order at 9:01 AM.
2. **Membership Forum** - None
3. **Meeting Minutes** - April 23, 2026, Meeting Minutes

**Motion made by Ernie Chappell to approve the April 23, 2026, Meeting Minutes; seconded by Gina Dee. Motion passed unanimously.**

4. **Community Park, Minor Landscaping Alteration**
  - a. BSOA #07206 Big Sky Community Organization  
Subdivision: Sweetgrass Hills  
Legal: Lot 2A-1, ACRES 43.06, AMND PLAT H-36-F  
Street: 25 Seeway Rd.

Staff presented the lighting plan for the BSCO Community Park. Marco DelGuidice, Director of Parks & Trails, attended the meeting in person.

The lighting plan features dark sky compliant festoon lighting to be strung over the yurt deck. The post for the lighting will align with the guardrail posts. The individual 3000k festoon lights will have shade covers to direct light downwards. Path lighting will include (11) eleven dark-sky compliant bollards with 3000k bulbs.

**Motion made by Ernie Chappell to approve the application as submitted; seconded by Gina Dee. Motioned passed unanimously.**

5. **Single-Family, Minor Alteration**
  - b. BSOA #05319 Michael R. McElroy Rev Trust

Subdivision: Sweetgrass Hills  
Legal: Block 3, Lot 19  
Street: 245 Rain in Face Rd.

Staff presented a Minor Alteration for a roof replacement and chimney work. Kate Jacobs, Big Sky Home Management, attended the meeting buy Zoom on behalf of the Owner.

The Owners contracted Cornerstone Management Services to replace their existing roof with matching Owens Corning asphalt shingles.

Big Sky Chimney will repair the chimney. The chimney chase will be rebuilt to a height of 10 feet, 3 inches and finished with matching siding, with approximately 4 inches of stone veneer at the base to match the front entrance. The trim, soffit, and fascia will remain unchanged.

Construction staging will be located on the driveway.

**Motion made by Ernie Chappell to approve the application as submitted; seconded by Cindy Miller. Motion passed unanimously.**

## 6. Discussion

### a. Multi-Family, New Construction Update

BSOA #01707 MN Yellowtail Partners, LLC

Subdivision: Meadow Village  
Legal: S36, T06 S, R03 E

Staff noted that Tom Berkley, Outlaw Real Estate Partners and Project Manager, submitted the reclamation plan for site disturbance on April 30, 2026.

All disturbed areas are to be graded and hydroseeded with native seed/cover mix. The silt fence will be replaced and repaired as needed. Work will be performed on or prior to June 30, 2026.

### b. Single-Family, Minor Alteration After-the-fact

BSOA #06160A FAE Holdings A57268, Geoffrey Haft

Subdivision: Cascade  
Legal: Block 3, Lot 160A-1  
Street: 13 Black Moon Rd.

Staff reached out to the Owner on April 23, 2026, to request a review for After-the-fact project. However, the scope of the project was limited to repainting the roof with black tar. BSOA encourages Members to repaint or re-stain homes for maintenance. Staff concluded that a review was not warranted for the routine maintenance. The work has been completed.

### c. Real Estate Sign Rules Final Edits

Staff presented the final edits for the Real Estate Sign Memorandum.

To provide clarity, staff included definitions of sign types. Staff reworded sign content requirements as to be more lenient. For reference, a list of BSOA subdivisions and condominiums were included on page 2 of the memo. Staff will email the memorandum to the Big Sky Real Estate MLS list.

**7. Adjourned -**

The meeting adjourned 9:50 AM.