



Architectural Committee Meeting Minutes – February 19, 2026

<u>BSAC/Staff in Attendance:</u> John Seelye, Chair Ernie Chappell Gina Dee Holly Coltea Lisa Chase	<u>Guests in Attendance:</u> NA <u>Guests Joining Virtually:</u> Cassandra Elwell	<u>Project Attending For:</u> #06300 19 White Grass Rd.
<u>BSAC Joining Virtually:</u> George Mueller Dave McCaffery		

1. **Call to Order** - The Chair called the meeting to order at 9:02 AM.
2. **Membership Forum** - None
3. **Meeting Minutes** - February 5, 2025, Meeting Minutes

Motion made by Ernie Chappell to approve the February 5, 2026, Meeting Minutes; seconded by Gina Dee. Motion passed unanimously.

4. **Single-Family, Minor Alteration**
 - a. BSOA #06300 David R. Horne & Donna Baird-Horne
Subdivision: Cascade
Legal: Block 4, Lot 300
Street: 19 White Grass Rd.

Staff presented a Minor Alteration for hot tub screening. Cassandra Elwell, Phog Architecture, LLC and Project Manager, attended the meeting by Zoom on behalf of the Owners.

The construction of the home was completed on February 7, 2023. The hot tub was placed on the lower concrete patio located in the front of the home on the south elevation. To provide screening from the road and/or adjacent neighbors the alteration proposes (2) two rough sawn cedar half walls erected at the corners of the existing hot tub. The walls will be 3 feet high in vertical ship lap siding stained to match the existing corner trim.

Motion made by John Seelye to approve the application as submitted; seconded by Gina Dee. Motion passed unanimously.

5. **Single-Family, Geotech Excavation After-the-fact**

- b. BSOA #04601 Mountain Tropic LLC
Subdivision: Meadow Village
Legal: Block 6, Lot 1
Street: (Lot 1) Spotted Elk Rd.

John Seelye, Chair and Owner, submitted a request for After-the-fact review regarding a geotechnical survey performed on Lot 1 of Spotted Elk. BSAC requires that approval be obtained prior to any disturbance of a site, which includes geotechnical work, through the established BSAC review process.

Motion made by Gina Dee to approve the After-the-fact work contingent that the Owner pays a \$100.00 Review Fee and a \$100.00 After-the-fact fee. Motion passed unanimously.

*****John Seelye abstained as he is Registered Agent of *Mountain Tropic LLC******

6. Discussion

- a. BSOA RV Policy Resolution
 - i. Staff presented a proposal to modify the existing RV, Boats, Trailers Storage & Parking Policy to a Resolution. The revision will include the clarification of recreational vehicles and a path for compliance.
 - ii. A *Policy* sets out the community's standards, values, and objectives. A Resolution is a formal, written motion passed by the Board to make a decision legally binding.
 - iii. Enforcement Procedure and Fines
 - 1. First Violation of any section shall result in a: Written Notice.
 - 2. Second Violation of any section shall result in a: Second Written Notice.
 - 3. Third and Subsequent Violations of any section shall result in a: \$100.00 fine.

Staff will present the proposal at the March 5, 2026, BSAC meeting for additional discussion and a Motion.

- b. MN Yellowtail Project Update
 - i. Tom Berkley, Outlaw Real Estate partners, LLC, and Project Manager for the MN Yellowtail LLC project advised staff the modular pods are scheduled be picked up by February 20, 2026.
- c. Real Estate Sign Discussion
 - i. Staff presented an amendment to Design Regulation 3.15 Signage. The amendment would allow real estate agents to place 'open house' signs for a limited amount of time. Temporary open house signs would not require BSAC approval:

One (1) open house sign may be placed on the Property for which the sign is advertising for a period no greater than 24 hours.

- d. Dark Sky Compliance Discussion

- i. Staff are pursuing outside Legal Council to confirm BSOA authority and legality of the 2026 Resolutions.

7. Adjourned -

The meeting adjourned 10:25 AM.