



Architectural Committee Meeting Minutes - March 20, 2025

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
John Seelye, Chair	Ryan Welch	#006XX Crail Creek Court
Ernie Chappell	Jerad Biggerstaff	#04344 1095 Looking Glass Rd.
George Mueller		
Brad Reiersen		
Vanessa McGuire		
Dave McCaffery	<u>Guests Joining</u>	
Suzan Scott	<u>Virtually:</u>	
Lisa Chase	Shannon Riley	#04509 1935 Little Coyote Rd.
	Jeremy Henrichon	#04509 1935 Little Coyote Rd.

1. Membership Forum - None

2. Call to Order - The Chair called the meeting to order at 9:03am.

3. Meeting Minutes-

February 20, 2025, Meeting Minutes

Motion made by Brad Reiersen to approve the February 20, 2025, Meeting Minutes; seconded by John Seelye. Motion passed unanimously.

March 6, 2025, Meeting Minutes

Motion made by Ernie Chappell to approve the March 6, 2025, Meeting Minutes; seconded by George Mueller. Motion passed unanimously.

4. Multi-Family, Minor Alteration

- a. BSOA: #006XX Crail Creek Club Condo
 Subdivision: Crail Creek Club, Meadow Village
 Legal: S36, T06 S, R03 E, MEADOW VILLAGE #1 2ND FILING
 Street: Crail Creek Court

Staff presented a Minor Alteration to replace (32) 25-year-old garage doors at Crail Creek Club Condo. Ryan Welch, Hammond Property Management, attended the meeting in person on behalf of Crail creek Club Condo's.

The Crail Creek Condo (CCC) Board selected the Clopay Model 9203 with SQ24 windows from Kaufmann's Overhead Doors in classic walnut finish. The CCC Board worked with architect Deb Kane to select a color that complements the overall aesthetic of the community.

Kaufmann's will bring and replace four (4) doors per day and remove old doors the same day. A dumpster, porta potty and construction staging will not be required. Workers will be able to utilize bathrooms in units.

The project is slated to begin mid-April and is projected for completion by the end of June.

Motion made by Ernie Chappell to approve the application as submitted; seconded by Dave McCaffery. Motion passed unanimously.

5. Single-Family, Major Alteration Sketch

b. BSOA: 04344 Jerad & Betsy Biggerstaff

Subdivision: Meadow Village

Legal: Block 3, Lot 44

Street: 1095 Looking Glass Rd.

Staff presented a Sketch Review for a Major Alteration. Jerad Biggerstaff, Owner and Project Manager, attended the meeting in person.

The scope of the project includes two small "bump outs" on both the north and south sides, a larger garage replacement and deck replacement.

The north side currently includes a front stoop and an enclosed entry, both under a shed roof. The proposal is to enclose the front stoop so that it becomes interior space adding 40 square feet. The south side addition proposes an increase of 86 square feet. Both "bump outs" will remain under the existing roof eaves.

Additionally, the applicants propose to demolish the current garage and build a new 3-car garage 36' x 30' deep. The current garage is 528 sf. The proposed garage will be 1080 sf.

The deck will be replaced with a concrete pad and cedar using the existing footings.

The garage exterior siding materials and colors will match that of the house. These include a painted composite lap siding and a thermally modified wood vertical siding. The roof will match the asphalt shingles that currently exist on the house.

Trees may be moved for construction and may be relocated.

Motion made by Dave McCaffery to approve the application as submitted. Motion passed unanimously.

6. Single-Family, New Construction Resubmission

c. BSOA: 04509 Jeremy Henrichon

Subdivision: Meadow Village
Legal: Block 5, Lot 9
Street: 1935 Little Coyote Rd.

Staff presented a New Construction Resubmission. Jeremy Henrichon, Owner, attended the meeting by Zoom. Mr. Henrichon recently purchased the Lot that included the previously approved plans that had been developed by Cory Lepper of Vine Hill Partners. The Final Review was approved as submitted on April 6, 2023.

The new owner resubmitted the previously approved plans which propose a two-story home with four bedrooms. The home will have 1,919 square feet of living area on the main floor and 1,919 square feet on the lower floor. The living area will total 3,838 square feet. The average height has been calculated to be below 25 feet.

The owner would like to also execute the previously approved landscaping and lighting plans apart from the sconces. The owner chose the dark-sky compliant Dylan cylinder outdoor aluminum wall light in black.

Mr. Henrichon noted he intends to salvage as many trees as possible.

Motion made by Ernie Chappell to approve the application as submitted; seconded by George Mueller. Motion passed unanimously.

7. Discussion

a. Construction Practices

Staff presented an example of subpar construction practices to highlight the importance of Members procuring a Montana Licensed General Contractor.

b. Aging Performance Deposits: construction and landscaping deferred.

Staff presented a snapshot of aging Performance Deposits noting there are a handful of members overdue due to staff allowing additional time for landscaping.

15. Adjourn - The meeting adjourned at 9:37am.

John Seelye, Chair