



**Architectural Committee Meeting Minutes – August 7, 2025**

<b><u>BSAC/Staff in Attendance:</u></b> John Seelye, Chair George Mueller Dave McCaffery Cindy Miller Holly Coltea Lisa Chase	<b><u>Guests in Attendance:</u></b> Joe Swiatek	<b><u>Project Attending For:</u></b>
<b><u>BSAC Joining Virtually:</u></b> Ernie Chappell Vanessa McGuire	<b><u>Guests Joining Virtually:</u></b> Colleen Kennedy Anna & Dean Dovolis Terry Pernsteiner	 #07107 2360 Yellowtail Rd. #06303 Lot 303 White Grass Rd. #06303 Lot 303 White Grass Rd.

**1. Membership Forum –**

Colleen McCaffery, BSOA Member and Yellowtail Road neighbor representatives, attended the meeting by Zoom to inquire about the status of the MN Yellowtail Partners, LLC, project.

Staff confirmed the project is currently in compliance and due back to BSAC for review on November 6, 2025. Staff noted they will be meeting with the new project representative on Tuesday, August 12, 2025.

Joe Swiatek, BSOA Member and Candidate Elect, attended the meeting in person. Mr. Swiatek inquired about an Extension request for the New Landscaping at 225 W. Pine Cone Terrace. Staff noted the Owner is reviewing bids for landscaping, and the project will likely extend into the 2026 spring season. Staff will work with the Owner to determine a date for an Extension request.

**2. Call to Order –** The Chair called the meeting to order at 9:10 AM.

**3. Meeting Minutes –**

**July 10, 2025, Meeting Minutes:** Dave McCaffery and Vanessa McGuire noted spelling errors, and a neighborhood change for Janell Weber’s residence. Janell’s home is in Sweet Grass Hills, not Aspen Groves.

**Motion made by George Mueller to approve this revision to the July 10, 2025, Meeting Minutes; seconded by Cindy Miller. Motion passed unanimously.**

**July 24, 2025, Meeting Minutes:**

**Motion made by Ernie Chappell to approve the July 24, 2025, Meeting Minutes; seconded by John Seelye. Motion passed unanimously.**

**4. Single-Family, New Construction**

- a. BSOA: #06303 Florin Ibrani & Nissrine Nakib  
Subdivision: Cascade  
Legal: Block 4, Lot 303  
Street: White Grass Road

Staff presented the Final Review for New Construction. Anna & Dean Dovolis, Project Representative, and Terry Pernsteiner, General Contractor, attended the meeting by Zoom on behalf of the Owners.

The design contemplates a modern two-level structure comprised of 6,540 square feet (includes an attached two-car garage).

Staff noted the Sketch Review was approved on December 5, 2024, and the following Motion was made:

Motion made by Ernie Chappell to approve the Sketch Plan and Variance application contingent on the foundation being adjusted to fit in the 50' Radius Building Envelope and to allow the roof overhang to exceed the Building Envelope with the Owners stated Hardship; seconded by Dave McCaffery. Motion passed unanimously.

The Approval included the following Exceptions:

Motion made by John Seelye to approve an Exception to Design Regulation 5.9 Roof Length for the uninterrupted roof length of 49-feet; seconded by Ernie Chappell. Motion passed unanimously.

A Variance to shift the building envelope 15 feet north was approved at Sketch.

The lighting plan features (8) eight dark-sky compliant sconces and (5) six flushed cans. Landscaping will be strategically added to provide screening on the northeast and northwest elevations.

Maximum grade of the driveway will be 10%.

Materials feature neutral colors:

Window frames- Antique Bronze

Standing seam metal roof - Midnight bronze

Exterior Soffit- White Ash  
Wall panels-Corro metal accents  
Exterior stone-Silver Shadow  
Roof ballast- Washed gravel

Staff noted the plans include a 5-foot hardscape parameter.

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

## 5. Discussion

### a. Multi-Family, Wildfire Mitigation

BSOA #701XX Lodges at Elkhorn Creek

Subdivision: Cascade

Legal: S19, T06, R03, Block 1 Amnd Tr 1

Street: Sitting Bull Road

Katherine Lewis, Elkhorn HOA, requested approval to contract the removal of standing dead and fallen dead trees on the Elkhorn property, adjacent to Lake Levinsky.

Staff approved the request.

### b. Multi-Family, New Construction Extension

BSOA: #20107 & 20212 Lily & Lopker

Subdivision: Cascade Ridge

Legal: Block 2, Lot 212 & 107

Street: Upper Cascade Ridge Road

The committee requested clarification regarding the Extension date. Staff will represent the Extension request at the next meeting.

No Motion was made.

### c. Compliance

- i. Real estate signs: Staff to clarify what is and is not permitted.
- ii. Clutter: ABC's are the only place where BSAC forbids cluttered yards. Staff to reach out to 2000 Little Coyote to see how we can meet a compromise on their yard clutter.

## 6. Adjourned - The Chair adjourned the meeting at 10:04 AM.

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John Seelye, Chair