



**Architectural Committee Meeting Minutes – August 21, 2025**

<p><b><u>BSAC/Staff in Attendance:</u></b> John Seelye, Chair George Mueller Cindy Miller Holly Coltea Lisa Chase</p>	<p><b><u>Guests in Attendance:</u></b> Ed Barr Mike Dorsey</p>	<p><b><u>Project Attending For:</u></b> #06120A Lot 120 White Butte Rd #04354 2120 Lone Walker Rd.</p>
<p><b><u>BSAC Joining Virtually:</u></b> Ernie Chappell Vanessa McGuire Dave McCaffery</p>	<p><b><u>Guests Joining Virtually:</u></b> Ron &amp; Trudy Bussinger Lisa Marino Rich Sidoroff</p>	<p>#00232 2360 Yellowtail Rd. #05109A 2600 2Gun White Calf #701XX Sitting Bull Rd.</p>

- 1. Membership Forum** – Eric Ossorio, BSOA Member, attended the meeting in person to inquire about the MN Yellowtail Partners, LLC, Multi-family condominium project.

Staff met with Outlaw Partners on August 12, 2025, to discuss a change in management. Outlaw has been brought in to stabilize the project and finish out the following work:

The fencing will be cleaned up. Additional fencing may be added for tidiness and safety concerns.

The Tyvec mods will be removed and stored within the next 30 days.

In the fall, they will be seeding, irrigating the dirt, and managing Noxious Weeds. With approval from Boyne, they hope to plant some larger trees by the golf course for a better golfing user experience.

Unit 3 is almost done on the inside and out; they will landscape that unit this fall.

Unit 2 Exterior will be finished by year end but not the interior.

Unit 1 – nothing is going to happen there in this short term.

Nothing is for sale right now. Outlaw is not and will not be marketing these units in the short term.

Staff noted Outlaw will be attending the November 6, 2025, BSAC meeting for an Extension and potential Modification.

2. **Call to Order** - The Chair called the meeting to order at 9:04 AM.

3. **Meeting Minutes** -

**August 7, 2025, Meeting Minutes:**

**Motion made by Ernie Chappell to approve the August 7, 2025, Meeting Minutes contingent on Vanessa McGuire's review; seconded by George Mueller. Motion passed unanimously.**

**4. Single-Family, Minor Alteration**

- a. BSOA #00232 Ski Tracks, LLC  
Subdivision: Teton, Meadow Village  
Legal: Section 36, Unit 232  
Street: 2360 Yellowtail Rd.

Staff presented a Minor Alteration for the Teton Condominiums. The owners have proposed an 8-foot high by 64 inches wide, trash can enclosure attached to the existing structure on the east elevation, adjacent to Unit 230. The siding, trim and roofing will match the existing materials of the condos.

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

**5. Single-Family, Major Alteration, Sketch**

- b. BSOA #06120A Jan & Edward Barr  
Subdivision: Cascade  
Legal: Block 2, Lot 120A  
Street: 120 White Butte Rd.

Staff presented a Sketch Review for a Major Alteration. Mr. Barr, Owner, attended the meeting in person to request approval to add a third garage, with covered deck, attached to the existing home. Additionally, the driveway will be extended 12 feet to the new garage.

The existing home is contemporary design with a finished lower level, a walk-out patio and daylight basement. The main level has an attached two-car-garage with a second floor above. The total habitable area of the house including the mechanical room and existing garage is 5,666 square feet. The new garage will add 472 square feet, and the covered deck will add 238 square feet.

**Motion made by George Mueller to approve the application contingent on the condition listed below, seconded by Ernie Chappell. Motion passed unanimously.**

The Approval included the following Condition:

- 1. A current site plan that includes the detached structure and driveway placement.

## 6. Multi-Family, Minor Alteration

- c. BSOA #701XX The Lodges at Elkhorn Creek  
Subdivision: Cascade  
Legal: S19, T06 S, R03 E, Block 1 Amnd Tr 1  
Street: Sitting Bull Rd.

Staff received a request for review for siding replacement for The Lodges at Elkhorn Creek, on April 10, 2025. The project entails siding repairs and replacement of like materials.

Due to the scale of the project, staff requested the Project Manager attend a BSAC meeting for discussion. Rich Sidoroff, Charles Taylor Engineering and Project Manager, attended the meeting on behalf of The Lodges at Elkhorn Creek HOA.

Staff noted that The Lodges at Elkhorn Creek are currently having a cold roof installed. During the installation process contractors discovered moisture was getting trapped behind the existing exterior cladding materials (stone veneer and siding). Mr. Sidoroff informed staff the general contractor for the project will not warranty repairs to their weather-resistive barrier (Tyvek) unless he can temporarily remove, salvage and reinstall the exterior wall cladding materials - replacing like for like for any materials that are damaged beyond their serviceable life.

The intent of the Owner and general contractor is that the cold roof replacement and the exterior cladding repairs projects will be run simultaneously. Including General Contractor demobilization, and unforeseen variables, completion is targeted for early November 2025.

**Motion made by Ernie Chappell to approve the siding replacement as presented; seconded by Cindy Miller. Motion passed unanimously.**

## 7. Single-Family, New Landscaping (Driveway Completion)

- d. BSOA #05109A Lisa Marino  
Subdivision: Sweetgrass Hills  
Legal: Block 1, Lot 9  
Street: 2600 Two Gun White Calf Rd.

Lisa Marino, Owner, attended the meeting by Zoom.

The driveway construction remains incomplete and does not comply with approved architectural plans and community standards.

Staff presented two violations to the Governing documents:

**1. Project Completion Deadline Past Due** - the deadline for completion begins from the date the Performance Deposit is posted to the BSOA's account. The time for completion is governed by the Sweetgrass Hills Covenants.

Date Performance Deposit was posted: **August 4, 2021.**

**D. Construction and Landscaping.** All construction shall be diligently prosecuted to completion and, shall in any event be completed within eighteen (18) months of commencement unless specific written extension is granted by the BSAC. No construction material shall at any time be placed or stored so as to impede, obstruct or interfere with pedestrian or vehicular traffic (including but not limited to emergency services) and no construction materials shall be placed or stored on Lots or Tracts for a period not to exceed 30 days following substantial completion of construction as shall be determined by the BSAC. The landscaping provided for in the landscape plan must be completed within eighteen (18) months of commencement of construction unless specific written extension is granted by the BSAC.

Failure of an Owner to Substantially Complete their project in Substantial Conformance with the approved Final Plan or for violations of any Governing Document will be handled pursuant to the BSOA Enforcement Resolution.

**BSOA Design Regulations: 3.9 (Unfinished Driveway Construction)**

Unless other materials are permitted in the applicable Covenants, access drives, driveways and parking surfaces shall be constructed of concrete paving units, asphalt, or concrete. Access drives, driveways, and parking surface materials shall be designed to restrict weed growth, maintain a clearly defined edge between the landscaped area and the driveway surface, and withstand deterioration from the winter snow plowing and erosion.

Date of Initial Observation: March 27, 2023

Previous Notices Issued: July 24, 2025

Compliance Deadline: August 21, 2025

**Motion made by John Seelye to have staff file a Lien in the amount of \$20,000.00 for an incomplete driveway, and that the driveway be completed no later than June 30, 2026; seconded by Cindy Miller. Motion passed unanimously.**

The committee noted the Lien will be released when the driveway has been completed.

**8. Single-Family, Major Alteration Construction Extension**

- e. BSOA #06250 Jeong Hyo Park  
Subdivision: Cascade  
Legal: Block 3, Lot 250  
Street: 37 Swift Bear Rd.

Staff presented an Extension Request for a Minor Alteration. The scope of the project entails the following:

1. Guest House Window

Replace with window to match existing. Sierra Pacific aluminum clad wood picture window – green to match existing.

2. Move Existing Window

Existing window to be moved approx. 3’ plan north into “Workout Room”

3. Add Exterior Door

Add exterior door at the lower level. Sierra Pacific aluminum clad wood inswing door – green to match existing.

4. Patio

Add patio surface at grade.

5. Rear Deck

Add deck onto North side of house. Deck will meet grade on the north side of property boundary.

The Project Representative reported the project is in the final stages, the dumpster will be removed within two weeks, and the installation of the fire pit requires additional time.

**Motion made by Ernie Chappell to approve the Construction Completion Date Extension to October 31, 2025; seconded by John Seelye. Motion passed unanimously.**

**9. Single-Family, New Construction Extension**

f. BSOA #06028 Gilded Mountain, LLC

Subdivision: Cascade

Legal: Block 1, Lot 28

Street: 8 Washakie Rd.

Staff presented a Construction Extension Request.

The BSAC approved the Final Review for New Construction on May 3, 2024.

The design comprises single-family, single-story contemporary home with walk-out basement and attached garage. The home is being built with stick- frame construction and an engineered truss roof system. Vertical and horizontal wood siding will be stained in taupe tones.

Drywall, roofing and decks have been completed.

The landscaping will likely be installed in the spring.

**Motion made by John Seelye to approve the Construction Completion Date Extension to December 1, 2025; seconded by John Seelye. Motion passed unanimously.**

**10. Multi-Family, New Construction Extension**

- g. BSOA #20107 & 20212 Lily & Lopker  
Subdivision: Cascade Ridge  
Legal: Block 2, Lot 212 & 107  
Street: Upper Cascade Ridge Rd.

Units #107 & #212 require Extensions for construction. Staff noted these are the first Extension Request for units #107 & #212. Framing will begin for both units by late summer.

**Motion made by Ernie Chappell to approve the Construction Completion Date Extension for Units #107 & #212 to September 30, 2026; seconded by John Seelye. Motion passed unanimously.**

### 11. Single-Family, Wildfire Mitigation

- h. BSOA #04354 Lisa & Michael Dorsey  
Subdivision: Meadow Village  
Legal: Block 3, Lot 54  
Street: 2120 Lone Walker Rd.

Staff presented a Wildfire Mitigation Plan developed by the Big Sky Fire Department. Mike Dorsey, Owner, attended the meeting in person.

The scope of the Wildfire Mitigation Plan includes the following:

- Remove 8 trees: all are within that 5-to-30-foot zone and are of significant size.
- One tree will be removed to create 'crown separation'.
- Trim lower branches on several trees to eliminate 'ladder fuels' standing height.
- Prune small ground level plants that could act as ladder fuels.
- Remove several shrubs that were dead or nearly so.

Additionally, the owners would like to place a hot tub 10 feet from the property line, in the setback (5 feet). The hot tub requires an 8-foot gravel pad. The applicants propose suitable plants or a fence to screen. Staff recommended natural screening.

**Motion made by John Seelye to approve the Wildfire Mitigation Plan as submitted and the hot tub placement contingent on neighbor's consent; seconded by Cindy Miller. Motion passed unanimously.**

### 12. Discussion

- a. **Subdivision, River Restoration**  
BSOA #02501-02906  
Subdivision: Aspen Groves  
Legal: S34, T06 S, R03 E  
Street: Autumn Trail

Emily O'Connor, COO of Gallatin River Task Force, reached out to staff to ensure BSAC approval for an upcoming project. Gallatin River Taskforce is working with both the Aspen Groves and Antler Ridge HOA board of directors on a collaborative landowner agreement which will authorize the Task Force and their contractors to complete a river restoration project located on the Middle Fork West Fork Gallatin River (Aspen Groves & Antler Ridge Open Space). This project will be the second river restoration project proposed for the Middle Fork to bolster wetland and riparian conditions, improve fish habitat, and water quality. This project is part of our proactive work to improve water quality and protect streamflow by making the most of Big Sky's winter snowpack.

The goal is to start implementation toward the end of September or early October. They have received approval from the Army Corps of Engineers and have resubmitted their 310 permit to the Gallatin Conservation District.

Staff confirmed the Aspen Groves HOA has thoroughly vetted, approved the project and required a \$30,000.00 Performance Deposit.

The BSAC supports the project and will defer to the Aspen Groves HOA approval.

**b. Multi-Family, New Construction Project Update**

BSOA #07107 MN Yellowtail Partners, LLC

Subdivision: Meadow Village

Legal: Section 36, Lot 4 Less Teton

Street: Yellowtail Rd.

Please refer to the Membership Forum for the project status.

**c. Compliance**

Mountain Village HOA Lighting

Staff have received Member concerns regarding the light pollution specifically coming from the Lodge at Big Sky Resort. Staff will reach out to the Mountain Village HOA for resolution.

**13. Adjourned** - The Chair adjourned the meeting at 10:23 AM.

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John Seelye, Chair