



Architectural Committee Meeting Minutes – July 10, 2025

<p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair Cindy Miller Dave McCaffery Holly Coltea Lisa Chase</p>	<p><u>Guests in Attendance:</u> Jerimiah Young Morgan Witzel Joe Schwem</p>	<p><u>Project Attending For:</u> #06254A 36 Swift Bear Rd. #06254A 36 Swift Bear Rd. #02601 Lot 1 Autumn Trail</p>
<p><u>BSAC/Staff Joining Virtually:</u> George Mueller Ernie Chappell</p>	<p><u>Guests Joining Virtually:</u> Dave Buckingham Jamie Anderson Jason McGimpsey Joey Godwin Beth Woods Lisa Marino Tim & Stacia Czartoski J. Bouchard K. Carlson</p>	<p><u>Project Attending For:</u> #05327 2080 2Gun White Calf #014XX 106 Downhill Rd. #04533 1792 Little Coyote Rd. #06337 23 Low Dog Rd. #06337 23 Low Dog Rd. #05109A 2600 2Gun White Calf #02711 139 Nordic Lane #06213A 16 Middle Rider</p>

1. **Membership Forum – None**
2. **Call to Order** – The Chair called the meeting to order at 9:06 am.
3. **Meeting Minutes-**

June 19, 2025, Meeting Minutes

Motion made by Dave McCaffery to approve the July 10, 2025, Meeting Minutes; seconded by Cindy Miller. Motion passed unanimously.

4. **Single-Family, Minor Alteration**
 - a. **BSOA #04538 Rehabilitation & Restoration, LLC**
Subdivision: Meadow Village
Legal: Block 5, Lot 38
Street: 1900 Little Coyote Rd.

Staff presented a site accessory. The owner requested approval to add an aluminum pergola on the rear deck of their home on Little Coyote Rd. The pergola measures 8’-5” in height and 14’ wide. The pergola will not be permanently attached to the deck.

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

5. Single-Family, Minor Alteration

b. BSOA #06337 Nate Carden

Subdivision: Cascade

Legal: Block 6, Lot 337

Street: 23 Low Dog Rd.

Staff presented a Minor Alteration for replacement siding on an existing home. Beth Woods, Owner, attended the meeting by Zoom.

The new siding is made by Quality Edge and is called TruCedar.
The siding will be installed as follows:

Quality Edge Tru Cedar Board and Batten Siding on the rear elevation in Ironstone.
Quality Edge Vesta Plank Horizontal Siding on the right, front and left elevation in Natural Oak.
Quality Edge Hidden Vent Soffit and Tru Cedar Fascia in Black.
Quality Edge Tru Cedar window and door trim in Black.
Corrugated wainscot on front deck to match existing in Ironstone.

Staff noted work commenced prior to BSAC approval. The application had been submitted weeks prior but there may have been a misunderstanding regarding the process.

Motion made by Dave McCaffery to approve the application contingent on staff receiving a sample of the window cladding and waive the After-the-fact review fee; seconded by Cindy Miller. Motion passed unanimously.

6. Single-Family, Minor Alteration

c. BSOA #02711 Tim & Stacia Czartoski

Subdivision: Aspen Groves

Legal: Block C, Lot 11

Street: 139 Nordic Lane

Staff presented a Minor Alteration for replacement siding on an existing home. Tim and Stacia Czartoski, Owners, attended the meeting by Zoom.

The Owners requested approval to replace their existing wood siding with steel siding engineered to look like wood. The siding is made by Quality Edge, TruCedar and has a 35 - year warranty on any fading and 50- year warranty on function and is fire resistance.
The siding will be installed as follows:

Quality Edge Tru Cedar Board and Batten Siding in Ironstone.
Quality Edge Vesta Plank Horizontal Siding on the dormer and accents in Aged Walnut.
Quality Edge Hidden Vent Soffit and Tru Cedar Fascia in Dark Brown/Bronze.

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

7. Single-Family, Minor Alteration

- d. BSOA #05327 Ridge Point, LLC
Subdivision: Sweetgrass Hills
Legal: Block 3, Lot 27
Street: 2080 Two Gun White Calf Rd.

Dave Buckingham, Alpine Property Management and Project Representative, attended the meeting by Zoom on behalf of the Owners. The general contractor will be Paul del Bufalo, All American Roofing.

Staff presented a Minor Alteration to replace existing roof shingles with a metal roof.

The existing shingles will be replaced with 16", 24 gauge, standing seam metal panels in Matte Black with a Hi-Temp ice and water shield. The project will not add height to the structure.

Motion made by John Seelye to approve the application contingent on staff reviewing the placement of the snow breaks; seconded by Dave McCaffery. Motion passed unanimously.

8. Single-Family, New landscaping Modification & Exception

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

Staff presented a Modification for New Landscaping and an Exception to Design Regulation 3.9 *Parking, Driveways and Culverts*. Lisa Marino, Owner, attended the meeting by Zoom.

The Owner deviated from the approved Landscaping Plan submitted at the Final Review and has requested approval for a more natural landscaping aesthetic. Existing trees offer privacy from adjacent neighbors. One 9-foot blue spruce will be added to screen the hot tub from the down slope, in the rear of the home. Straw and coconut erosion blankets with seed mixture will be added on the east side of property, east of the porch and in the front between street above driveway/turn around.

Ms. Marino requested an Exception to Design Regulation 3.9 for a gravel driveway in lieu of paving the driveway with asphalt noting safety concerns. The grade is 10% and drops 18 feet over 180-foot length of the driveway.

Due to jurisdiction consistency and noxious weed control, the committee requested the applicant re-review asphalt on the driveway and noted that the current state of the gravel driveway remains in construction form.

Motion made by Dave McCaffery to table the application as submitted; seconded by Cindy Miller. Motion passed unanimously.

9. Multi-Family, Minor Alteration

- f. BSOA #014XX Beaverhead Condo Master
Subdivision: Beaverhead Condo
Legal: S30, T06 S, R03 E, ACRES 5.839
Street: 106 Downhill Dr. & 105 Beaverhead Dr.

Jamie Anderson, Hammond Property Management attended the meeting by Zoom on behalf of the Beaverhead Condo HOA. Staff presented a Minor Alteration at Beaverhead Condo buildings 106 Downhill and 105 Beaverhead to replace old wooden landings with concrete, and adding a step for safety, where needed.

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

10. Single-Family, Major Alteration Extension

- g. BSOA #06213A Keith Carlson & Johanne Bouchard
Subdivision: Cascade
Legal: Block 3, Lot 213A
Street: 16 Middle Rider Rd.

Johanne Bouchard and Keith Carlson, Owners, attended the meeting by Zoom to request a project extension for a Major Alteration. Mr. Carlson noted excavation just began and requested an 18-month extension. Per the Cascade Covenants' work must be diligently executed and completed within 12 months.

Motion made by George Mueller to approve the Extension for the Construction Completion date for 12 months; seconded by Cindy Miller. Motion passed unanimously.

11. Single-Family, Major Alteration Sketch & Variance

- h. BSOA #06254A Swift Bear Lodge, LLC
Subdivision: Cascade
Legal: Block 3, Lot 254A
Street: 36 Swift Bear Rd.

Jeramiah Young, Kibler & Kirch, attended the meeting in person on behalf of the Owners to present a Major Alteration to improve the appearance and function of their existing home.

Staff presented a Sketch review for the modifications.

Aesthetic changes include material modifications, a new deck and flagstone patio, and cohesive landscaping.

As proposed, one footing for the bottom of the stairs of the deck will be outside the Designated Building Envelope and requires a Variance.

Improvement to the front façade includes the replacement of failing metal shingles with stone to match existing pillars, wrap chimney in same stone and the removal of the exterior door to mud room allowing improvement to the entry sequence. A flagstone path and landscaping will also be added. Cracked concrete will be removed and a solid single door to be replaced with double doors and new lights.

A new wrap around deck on the west side will improve views. A portion of the deck will have a gable roof that matches the pitch and materials of the existing roof and will provide a snow cover. New stone pillars that match the existing lone pillar will support the deck structure and bring a cohesive aesthetic to the home.

Dark-sky compliant sconces will be added to the rear façade, and a gas fireplace on the flagstone patio.

Staff noted Major Alternations may require a Licensed Architect depending on the specifics of the application, which shall be determined by the BSAC on a case-by-case basis.

Motion made by George Mueller to approve the application as submitted; seconded by Dave McCaffery. Motion passed 4:1.

12. Single-Family, Major Alteration, Final

- i. BSOA #04533 Christopher & Amber Goulet
Subdivision: Meadow Village
Legal: Block 5, Lot 33
Street: 1792 Little Coyote Rd.

Jeramiah Young, Project Representative, attended the meeting in person on behalf of the Owners. Staff presented the Final review for a Major Alteration for a sunroom and additional deck noting the Sketch review was approved on May 1, 2025.

This submittal illustrates plans to construct a 380-square-foot-sized sunroom addition and a new 360 square foot deck. Additionally, the Owners have also decided to modify the siding to a vertical board/batten to replace existing, in a similar color.

The existing deck will be demolished and replaced with a sunroom and new deck. The sunroom was designed with a jog to stay within the setback. All finishes will match the existing house, including vertical board and batten siding, architectural shingles for roofing, and matching window cladding.

At the Sketch review, committee members noted and accepted a Montana licensed structural engineer would stamp the drawings for this project.

Motion made by Ernie Chappell to approve the application as submitted; seconded by George Mueller. Motion passed 4:1.

13. Single-Family, New Construction Final

- j. BSOA: #02601 Mitchell Bates
Subdivision: Aspen Groves
Legal: Block B, Lot 1
Street: Lot 1 Autumn Trail

Joe Schwem, Lyric Architecture and Michell Bates, Owner, attended the meeting in person. Staff presented the Final review for New Construction.

The Sketch review and a Variance was approved on July 18, 2024. The Owner requested a Variance to the 30' setbacks on three sides due to the slope and configuration of the lot. Madison County granted a Variance to build in some areas where the lot that have a greater than 25% slope.

The New Construction will comprise a 4-bedroom, 3-bathroom, three-story single-family dwelling with a detached garage. The home will have 1008 square feet of living space on the main floor and 1008 square feet on the lower level, and 714 square feet in the basement making a total living area of 2,730 square feet with a 777 square foot two-car garage space.

The home will be Finished with horizontal siding in Benjamin Moore "oxford brown." The fascia will be in Rollex metal black, the clad windows and patio doors are Anderson A series in "bronze." The asphalt roofing will be Timberline "charcoal" Una-Clad "matte black"

Staff presented a minimal lighting and landscaping plans.

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

14. Single-Family, Major Alteration, Extension

- k. BSOA: #02522 Walt Andrews
Subdivision: Aspen Groves
Legal: Block A, Lot 22
Street: 1123 Andesite Rd.

Staff presented a project Extension on behalf of the Owner. The Final Review was approved on June 20, 2024, and the Performance Deposit was received on July 8, 2024.

The scope of the project includes a major renovation and two additions. The interior finishes will be redone once the additions are completed. One existing deck and patio will be expanded, and two smaller decks will be added to the two new additions.

- Two, two-story additions

- Existing Square Footage- 2,997 habitable + 910
- Two Additions Square Footage- 2,184 habitable + 235
- New Total Square Footage- 5,181 habitable space + 1,147
- New Deck & Patio Add- 970 Square Feet

Shon Ramey, Project Manager, reported to be tracking project completion by October 1, 2025, but requested a Project Extension October 31, 2025, to allow for unexpected variables.

Motion made by John Seelye to approve the Extension for Construction Completion to October 31, 2025; seconded by Dave McCaffery. Motion passed unanimously.

15. Discussion

a. Staff Approved Projects

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

i. BSOA: #02503 Patricia McCarty

Subdivision: Aspen Groves

Legal: Block A, Lot 3

Street: 336 Autumn Trail

Staff presented a roof replacement to match existing materials. Staff confirmed a construction staging plan and project timeline.

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

ii. BSOA: #04620 Rodney Wimmer

Subdivision: Meadow Village

Legal: Block 6, Lot 20

Street: 2180 Spotted Elk Rd.

Staff presented a roof replacement to match existing materials. Staff confirmed a construction staging plan and project timeline.

iii. Noxious Weed Compliance

1. Staff reported that a mass communication has been disseminated to the jurisdiction to address the noxious weed infestation.

iv. Compliance

1. Staff presented a list of common non-compliance infractions throughout the BSOA jurisdiction such as exposed wood piles, non-compliant garbage cans, noxious weed infestations and site accessories including basketball hoops. Staff will work to compile and categorize the data and for committee interpretation.

16. Discussion

a. Performance Deposits

- i. Staff presented a snapshot of current Performance Deposits.

17. **Adjourn** – The meeting adjourned at 10:32 am.

John Seelye, Chair