



Architectural Committee Meeting Minutes – July 24, 2025

BSAC/Staff in Attendance:

John Seelye, Chair
Cindy Miller
Vanessa McGuire
George Mueller
Holly Coltea
Lisa Chase

Guests in Attendance:

Jill & Dave Guetschow
Marco DelGuidice

Project Attending For:

#05304 2680 Rain in Face Rd.
#07206 25 Seeway Rd.

Guests Joining

Virtually:

Sara D'Agostino

#014XX 90 Slalom Dr.

BSAC/Staff Joining

Virtually:

Ernie Chappell

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

The July 10, 2025, Meeting Minutes were tabled until the following BSAC meeting.

4. Single-Family, Minor Landscaping

a. BSOA #05304 Janell C. Weber Trust

Subdivision: Sweetgrass Hills

Legal: Block 3, Lot 4

Street: 2680 Rain in Face Rd.

Staff presented a Minor Landscaping addition, David and Jill Guetschow attended the meeting in person for discussion.

On October 3, 2024, BSAC approved a replacement roof. The 46-year-old cedar shake roof was replaced with a standing seam metal roof system in a metallic light grey, called Galvalume.

The following Motion was made:

Motion made by John Seelye to approve the application as submitted, and if an uphill neighbor has an issue due to the material a Landscaping Plan be submitted for review; seconded by Brad Reiersen. Motion passed unanimously.

Staff received notification from concerned neighbors on May 30, 2025, and June 16, 2025, that the Galvalume roof was producing a blinding glare.

The Owners responded to the neighbor concerns with a proposal to add two groves (3-5 trees) of 8'-10' Aspen trees. One cluster will be adjacent to the home. The second cluster will be on Lot 5, which they also own. Lot 5 slopes upwards.

Motion made by George Mueller to approve the proposal as submitted; seconded by Vanessa McGuire. Motion passed unanimously.

5. Multi-Family, Minor Alteration

- b. BSOA #014XX Beaverhead Condo Master
Subdivision: Beaverhead Condo
Legal: S30, T06 S, R03 E, ACRES 5.839
Street: 90 Slalom Dr.

Staff presented a Minor Alteration for a 12-foot high monument sign to be located at the entrance of the Beaverhead Condominium. Jamie Anderson, Hammond Property Management, attended the meeting by Zoom on behalf of the HOA.

The monument sign will be constructed in dark bronze steel and 6-inch natural layup stone in 'Grand Teton.' An LED light strip will cast downward onto the stone, from the steel beam.

Motion made by John Seelye to approve the application as submitted, seconded by George Mueller. Motion passed unanimously.

6. Community, Major Alteration

- c. BSOA #07206 Big Sky Community Organization
Subdivision: Sweetgrass Hills
Legal: Section 34, Lot 2A-1
Street: 25 Seeway Rd.

Staff presented (4) four Alterations to the Big Sky Community Park. Marco DelGuidice, project Representative, attended the meeting in person.

The four projects to the park are as follows:

Phase Scope Breakdown:

(Minor Alteration) Phase 1 – Park Fields renovation per the DHM design drawings, including stormwater drainage upgrades, new field surfaces, hardscapes, athletic field furnishings and landscaping (trees, seed and sod) throughout.

(Minor Alteration) Phase 2 – Racquet Court Facility refurbishment and additional parking lot with ADA walkways to the court facility. The building will be reroofed with synthetic cedar

shake, painted to match existing colors and wood deck surfaces replaced and stained to match existing design.

(Major Alteration, Sketch Review) Phase 3 – Camp Big Sky relocation and upgrades per InContour 65% Progress Review Set dated 6/24/25. The new camp facility includes a modular restroom per the attached Option B layout and specifications provided by the Public Restroom Company dated 6/19/25 for a 4 stall ADA restroom with aesthetics to match the existing public restroom located in the Town Center.

(Major Alteration, Sketch Review) Phase 4 – Park Court renovations to relocate and provide new basketball and volleyball courts per the DHM design drawings. This area includes adding a modular restroom adjacent to the designed volleyball court. The modular restroom is currently selected to match the attached Big Sky Community Park layout provided by the Public Restroom Company dated 6/16/25 for a 2 stall ADA unisex restroom.

Motion made by Ernie Chappell to approve the submittal for Phase 1 as submitted; seconded by George Mueller. Motion passed unanimously

Motion made by John Seelye to approve the submittal for Phase 2 as submitted; seconded by Ernie Chappell. Motion passed unanimously.

Motion made by John Seelye to approve the Sketch submittal for Phase 3 as submitted; seconded by Ernie Chappell. Motion passed unanimously.

Motion made by George Mueller to approve the Sketch submittal for Phase 4 as submitted; seconded by John Seelye. Motion passed unanimously

7. Discussion

a. Staff Approved Projects

i. Single-Family, Minor Alteration

BSOA #04540 George & Patricia Mueller

Subdivision: Meadow Village

Legal: Block 5, Lot 40

Street: 1930 Little Coyote Rd.

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

8. Adjourn – The meeting adjourned at 10:01 am.

John Seelye, Chair