



## Architectural Committee Meeting Minutes - June 14, 2024

**BSAC/Staff in Attendance:**

Stacy Ossorio  
John Seelye  
Brad Reiersen  
Maggie Good  
George Mueller  
Vanessa McGuire  
Ernie Chappell  
Suzan Scott  
Lisa Chase

**Guests in Attendance:**

Wesley Hoecker

**Guests Joining**

**Virtually:**

NA

**Project Attending For:**

#02717 275 Nordic Lane

**1. Membership Forum - None**

**2. Call to Order** - The Chair called the meeting to order at 9:00 AM.

**3. Single-Family, Minor Alteration, After-the-fact**

a. BSOA: #02717 Wesley Hoecker

Subdivision: Aspen Groves

Legal: S30, T06 S, R03 E

Street: Multiple Condos Black Eagle Rd.

Staff received notification from the Aspen Groves HOA President on June 4, 2024, that trees were being cut down at 275 Nordic Lane prior to an architectural review. Upon arrival staff counted eight trees in front of the home that had been cut to their stump. Staff also observed work commencing on a water feature (a small pond 8 feet X 8 feet).

Staff could not reach the owner on June 4 or June 5 and a Cease and Desist was emailed and mailed to the owner on June 6, 2024.

The home was built in 2003. The current owners purchased the home in February 2023. When the snow melted, the owners realized there was an existing pond that required maintenance.

The owner apologized for not coming to the BSAC prior to work and for any inconvenience.

The owner pursued the work per a Home Wildfire Risk Assessment provided by the BSFD performed by Mike Ketschek, CWMS. The assessment recommended that the owner remove the Juniper bushes next to the house, remove trees within 10 feet of the home or limb them, and space trees within 30 feet of the home 18 inches apart.

The owner also provided a work order from Big Sky Landscaping and requested approval to add 12-18 Colorado spruce and Lodgepoles. The new trees will maintain additional distance from the home and reintroduce natural screening. Three 8' evergreens will be planted around the pond feature location on the east side of the home to provide privacy from Nordic Lane.

Existing irrigation will be retrofitted to provide water to the new plantings. Any disturbed areas from tree planting will be reclaimed in the final stage of the project, including reseeding native grasses and re-grading the site for proper drainage.

**Motion made by John Seelye to approve the application and issue a \$500.00 After-the-fact Review Fee; seconded by Stacy Ossorio. Motion passed unanimously.**

**Motion made by Stacy Ossorio to lift the Cease and Desist; seconded by Maggie Good. Motion passed unanimously.**

10). **Adjourn** - The meeting adjourned at 9:23 AM.

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Stacy Ossorio, Chair