



Architectural Committee Meeting Minutes - March 19, 2026

<p><u>BSAC/Staff in Attendance:</u> Ernie Chappell, Interim Chair Dave McCaffery Holly Coltea Lisa Chase</p> <p><u>BSAC Joining Virtually:</u> George Mueller Vanessa McGuire Gina Dee Michelle Horning, Board Chair</p>	<p><u>Guests in Attendance:</u> Jeffrey & Nicole Bloomfield Schyler Storer Michael Vlases Ryan Welch Kenny Holtz Colleen Kennedy Katy Brandis</p> <p><u>Guests Joining Virtually:</u> Tom Berkley Kreg Jones Katy Grimm Ron Bussinger Michael Noel Aida Sawyer</p>	<p><u>Project Attending For:</u> #07510 67 Moosewood Rd. #07510 67 Moosewood Rd. #00231 2360 Yellowtail Rd. #001XX 2575 Curley Bear Rd. #00231 2360 Yellowtail Rd. #00231 2360 Yellowtail Rd. #00231 2360 Yellowtail Rd. #00231 2360 Yellowtail Rd.</p> <p>#00231 2360 Yellowtail Rd. #04320 Lot 20 Two Moons Rd. #00231 2360 Yellowtail Rd. #00231 2360 Yellowtail Rd. #00231 2360 Yellowtail Rd. #07704 1806 North Fork Rd.</p>
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1. **Call to Order** - The Chair called the meeting to order at 9:00 AM.
2. **Membership Forum** - None
3. **Meeting Minutes** - March 5, 2026, Meeting Minutes

The March 5, 2026, Meeting Minutes will be presented by staff at the next BSAC meeting.

4. **Single-Family, New Construction Extension & Modification**
 - a. **BSOA #07510 Jeffrey & Nicole Bloomfield**
Subdivision: North Fork Creek
Legal: Lot 4
Street: 67 Moosewood Road.

Staff presented a New Construction Extension and Landscaping Modification. Owners, Jeffrey and Nicole Bloomfield attended the meeting in person. Schyler, representing Greene Construction, attended the meeting on behalf of Josh Greene. The Final Approval for New Construction was granted on May 2, 2024. The North Fork Creek Protective Covenants allows 12-months for construction. This is the second Extension Review. The first extension was reviewed on April 24, 2025, and approved for April 24, 2026. Construction is slated to be completed by July 1, 2026, and Landscaping August 31, 2026.

The Landscaping modification includes revised and expanded landscaping beds and plantings, a proposed 3-foot berm with three (3) new conifers. The Owners have opted not to remove existing trees, however; they will relocate two (2) small saplings to the berm.

Discussion items included:

1. Wood storage structure: The Owners modified the sketch plans for a covered firewood structure to fit only two cords of wood. The dimensions of the structure will be 4' x 12' and it will be located 30 feet from the southwest elevation home.
2. Wood-burning fire pit: The Owners have reconsidered the wood burning firepit and have opted for a propane burning firepit.
3. Tree removal: No trees will be removed. Two (2) saplings will be relocated to the berm, in addition to the three (3) new conifers.

Motion made by Dave McCaffery to approve the applications as submitted; seconded by George Mueller. Motion passed unanimously.

5. Single-Family, Minor Alteration

- b. BSOA #07704 American Nomafin Inc. (Noel)
Subdivision: North Fork
Legal: COS 1739A Tract 5A
Street: 1806 North Fork Road

Staff presented a Minor Alteration for a roof replacement in the North Fork Subdivision. Michael Noel, Owner, attended the meeting by Zoom.

The roof of both the home and garage will be replaced in Malarkey Luxury rubberized asphalt shingles in Natural Wood. The asphalt shingles are made to look like cedar shingles while offering Class A fire protection and Class 4 impact resistance. The existing Corten steel roofing material will remain unaltered.

The Owners have obtained approval from the North Fork Architectural Committee, North Fork property owners (Stacy Ossorio and Elise Greenberg) and Ryan Kuntz, Lone Mountain Ranch.

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

6. Multi-Family, Minor Alteration

- c. BSOA #001XX Glacier Condomínios
Subdivision: Glacier Condo, Meadow Village
Legal: S36, T06 S, R03 E, 2nd Filing Amnd Tract 7
Street: 2575 Curley Bear Road

Staff presented a Minor Alteration for Glacier Condo HOA. Ryan Welch, Confluence Property Management and Project Representative, attended the meeting in person seeking approval for the roof replacement of 64 units and the pool house. Garrett Damn, Cornerstone Management Services is the Project Manager.

The material will be TruDefinition Shingles in Driftwood; a similar color and look to the existing shingles. No height will be added.

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

7. Single-Family, New Construction Final Review

- d. BSOA #04320 Frank & Donna Abram
Subdivision: Meadow Village
Legal: Block 3, Lot 20
Street: Lot 20 Two Moons Road

Staff presented a Final review for New Construction. Kreg Jones, Inscription Architects and Project Manager, attended the meeting by Zoom.

The new home will be a 3,078 square foot modern chalet

The Sketch Review was approved at the December 18, 2025, meeting and the following Motion was made:

Motion made by Dave McCaffery to approve the application contingent on the conditions listed below; seconded by Ernie Chappell. Motion passed unanimously.

The Approval included the following Conditions:

1. A break or an architectural feature is added to the roof line.
2. A drainage plan stamped by a licensed structural engineer is submitted prior to Final Review.
3. The plans consider a propane fueled exterior fireplace.

The project is planned for a heavily treed lot in Meadow Village and will require significant site work due to a geotechnical finding of a clay slippage layer 6–8 feet below grade. The design approach involves excavating to the clay layer, backfilling with structural fill and a geotechnical mat, and building the foundation on top. The architect noted that the driveway, while short, has been designed to accommodate two vehicles side by side, with drainage challenges addressed via a new culvert under the driveway and a grated vertical pipe at the end of an existing culvert.

Discussion items included:

1. Site drainage: All drainage has been rerouted around the driveway and brought to the front, directing water to the roadside as designed.
2. Driveway configuration: The committee inquired about accommodating a third vehicle. The architect confirmed the driveway is widened to allow two vehicles side-by-side, with one in the garage, noting the short driveway design as a constraint.
3. Tree removal: The lot is heavily treed. The trees along the back and sides will remain; removal is limited to what is necessary for grading to the clay layer.

4. Retaining walls: A 4-foot retaining wall modification was noted; the committee requested an updated civil plan reflecting the 4-foot retaining wall prior to final approval.
5. Exterior Lighting Plan: 7 sconces that are downlit and 8 small ceiling fixtures placed between the rafters on the front entry and side porch.
6. Builder and timeline: The owner is a licensed Montana contractor and will self-perform construction. Permit application is anticipated this spring, with an estimated 18-month construction timeline. The committee noted overlap with other active construction on Little Coyote Road and asked the applicant to be attentive to construction staging and worker parking; staff noted a nearby vacant lot may be available for overflow.
7. Exterior Fireplace: The Owners have opted for an exterior propane fireplace in lieu of the wood-burning fireplace.

Motion made by Gina Dee to approve the Final Review for New Construction contingent on submittal of an updated civil plan reflecting the 4-foot retaining wall modification; seconded by George Mueller. Motion passed unanimously.

8. Multi-Family, New Construction Sketch Review

- e. BSOA #00231 Katy Brandis & Michael Vlasses
Subdivision: Teton, Condo, Meadow Village
Legal: S36, T06 S, R03 E, 2nd Filing Tr 4
Street: 2360 Yellowtail Road

Staff presented a Sketch Review for the proposed 4th and 5th units of the Teton Condominium complex at 2360 Yellowtail Road. The property is zoned RMF-3500 by Gallatin County. The existing complex has 3 units built in 1982; the two additional units are described in the original Teton bylaws and the owner's deed. Michael Vlasses and Katy Brandis, Owners, attended the meeting in person.

The proposal consists of one new building containing two separate condominium units, with a shared deck, shared hot tub, and opposing garages. The design includes solar panels (flush-mounted) on the south-facing roof, and the project is intended to be all-electric.

Discussion items included:

1. Roofline: The proposed ridge length is 79 feet, exceeding BSOA's 60-foot maximum for multifamily roof ridges. The committee required the roofline be broken up to conform. The owner noted that a continuous roof was preferred to avoid the wind-drift and snow-load problems experienced on the existing Teton units, and also to optimize the solar panel array. Suggested approaches included faux chimneys, offset ridge sections, or raising a portion of the roof. The committee required this be resolved prior to final approval.
2. Building height: The structure is 30 feet tall, which is within both the 35-foot Meadow Village Covenant maximum and the 40-foot Gallatin County limit.

3. Solar panels: Solar panels are shown on the roof plan in outline form. The committee requested additional detail for final review, including examples of panel appearance and flush-mount installation details from a prior project.
4. Garage orientation: The two unit garages face opposite directions, mirroring the layout of existing units 230 and 231 on site. The owner noted no conflicts have occurred with that arrangement.
5. Fire department access: A hammerhead turnaround is shown between the two buildings. Fire department approval will be required prior to final BSAC approval.
6. Road/driveway width: An adjacent property owner (Tom Berkley, representing the Yellowtail parcel) and Kenny Holtz (partial owner of the Yellowtail parcel) raised questions about a potential 30-foot roadway easement crossing the Teton property, and noted that Gallatin County transportation standards require a 24-foot-wide road serving more than 3 units. The committee noted that the BSOA is not the body to resolve the easement dispute, but indicated that Gallatin County Transportation approval and fire department approval will be required before final approval can be granted. The sketch approval is expressly not to be construed as any opinion on the existence or validity of the claimed roadway easement.
7. Snow storage: The Yellowtail adjacent property owner noted that snow storage shown on the Teton site plan appears to encroach on the Yellowtail parcel. The committee noted this will need to be resolved before final approval.
8. Visual impact: Committee members inquired about the visual impact of the new units as seen from Lone Mountain Trail. The south elevation shows a two-story wall face. The committee noted the units will be visible from the trail, similar to the existing three units, and that approval is conditioned on the roofline modification which will improve visual character.

Motion made by George Mueller to approve the Multifamily New Construction Sketch Review for 2360 Yellowtail Road (Teton Condominiums Units 4 & 5), contingent on: (1) modification of the roof ridgeline to conform to the 60-foot maximum; (2) approval from the Big Sky Fire Department; and (3) Gallatin County Transportation approval for the driveway/road. The approval is not to be construed as any indication of the existence or validity of a roadway easement; seconded by Dave McCaffery. Motion passed unanimously.

9. **Single-Family, Minor Alteration**
 - f. BSOA #07512 John & Vanessa McGuire
Subdivision: North Fork Creek
Legal: Lot 6
Street: 67 Moosewood Road.

Staff presented a Minor Alteration application for replacement of a leaking skylight/window above the garage at 67 Moosewood Road. The window is a custom 45" x 47" unit to match the existing. No construction staging is required. Staff confirmed the window is not visible from the street or adjacent neighbors. Roofing shingles will be matched as part of the repair.

Committee member Vanessa McGuire recused herself from the vote, as the property is her own.

Motion made by Dave McCaffery to approve the application as submitted; seconded by George Mueller. Motion passed (Vanessa McGuire recused).

10. Discussion

1. BSOA Authority to Create and Enforce Member Resolutions

Based on a review of the BSOA Bylaw's and the Montana statutes governing non-profit corporations, James Bowditch, Boone Karlberg, Attorney at Law, confirmed the BSOA board of directors generally has authority to adopt rules and regulations through resolutions without a vote of the membership. Non-profit corporations generally act through their board of directors unless the governing documents or applicable law specifically require member approval for decisions.

Under the BSOA governing documents, member approval is required in a few circumstances. For example, amendments to the Articles of Incorporation require approval of at least two-thirds of the members. Articles of Incorporation, Art. VII; see also Mont. Code Ann. § 35-2-223. Similarly, amendments to the bylaws require approval by a two-thirds vote of the members. Bylaws § 11.2; see also Mont. Code Ann. § 35-2-230.

2. Real Estate Sign Discussion

The committee discussed real estate signage regulations, clarifying that directional signs for open houses are permissible but should not be permanent.

Local agents have requested uniform regulations across Big Sky.

Staff will research rules and regulations for adjacent jurisdictions.

Staff will create a one-pager fact sheet specific to real estate signage for the BSOA jurisdiction and to include a map of the BSOA jurisdiction. Once developed this will be disseminated to agents.

3. MN Yellowtail Project Update

Staff reported there are three (3) modulares left at the construction site. Tom Berkley, Project Manager, confirmed that the pods will be picked up later in the day. Mr. Berkley also reported the site will be cleaned up of debris caused by a wind event.

11. Adjourned -

The meeting adjourned 10:25 AM.