



**Architectural Committee Meeting Minutes – December 18, 2025**

<p><b><u>BSAC/Staff in Attendance:</u></b> John Seelye, Chair Ernie Chappell Dave McCaffery Holly Coltea Lisa Chase</p> <p><b><u>BSAC Joining Virtually:</u></b> George Mueller Les Hopper</p>	<p><b><u>Guests in Attendance:</u></b> Michael Kukanza</p> <p><b><u>Guests Joining Virtually:</u></b> Dawn McGeddy Joseph Cathcart Philip Fluke Shon Ramey Kevin Kramer Tom Berkley Kreg Jones Frank Abram</p>	<p><b><u>Project Attending For:</u></b> #04320 Lot 20 Two Moons Rd.</p> <p>#06272A 3 Little Wolf Rd. #06272A 3 Little Wolf Rd. #04424 2795 Little Coyote Rd. #02522 1123 Andesite Rd. #01245 21 Sitting Bull Rd. #07107 2360 Yellowtail Rd. #04320 Lot 20 Two Moons Rd. #04320 Lot 20 Two Moons Rd.</p>
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1. **Call to Order** - The Chair called the meeting to order at 9:08 AM.
2. **Membership Forum** - None
3. **Meeting Minutes** -

**September 4, 2025, Meeting Minutes:**

November 20, 2025, Meeting Minutes  
December 4, 2025, Meeting Minutes

**Motion made by John Seelye to table the minutes for further review; seconded by Dave McCaffery. Motion passed unanimously.**

4. **Single-Family, Major Alteration Construction Extension**
  - a. **BSOA #02522 Walt Andrews**  
Subdivision: Aspen Groves  
Legal: Block A, Lot 22  
Street: 1123 Andesite Rd.

Staff presented a second Extension request for construction at 1123 Andesite Rd.

**Final Review Approved: 6.20.24**

**Performance Deposit:** 7.8.2024  
**Extension Approval:** 7.10.2025  
**Extension Due Date:** 10.31.2025

The scope of the project includes a major renovation and two additions. One existing deck and patio are being expanded, and two smaller decks have been added to the two new 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 of RK Builders and Project Representative, attended the meeting by Zoom, on behalf of the owner. Mr. Ramey noted delays due to material logistics but was confident the construction would be completed by early February.

Staff noted construction-vehicle parking on Andesite Road has been a chronic issue. Mr. Ramey noted that the driveway has been paved and he will direct contractors to park on the driveway and off the road.

**Motion made Dave McCaffery to approve the Project Extension for Construction until February 15, 2026, and the Project Extension for Landscaping until July 31, 2026; seconded by George Mueller. Motion passed unanimously.**

**5. Single-Family, Minor Alteration After-the-fact Fee Appeal**

- b. BSOA #06272A Dawn McGeddy  
Subdivision: Cascade  
Legal: Block 3-4, Lot 272  
Street: 3 Little Wolf Rd.

Staff presented an Appeal for an After-the-fact roof replacement fine. Dawn McGeddy, Owner, attended the meeting by Zoom.

Staff observed a roof replacement taking place at 3 Little Wolf Rd. on October 23, 2025, prior to BSAC approval. The After-the-fact review was presented to the BSAC at the November 20, 2025, meeting, and the following Motion was made:

**Motion made by John Seelye to approve the application contingent on the Member paying a Minor Alteration Review Fee of \$100.00 and an After-the-fact fee of \$250.00; seconded by Dave McCaffery. Motion passed unanimously.**

**Motion made by John Seelye to uphold the Motion made at the November 20, 2025, meeting; seconded by Ernie Chappell. Motion passed unanimously.**

## 6. Multi-Family, Construction Staging Fee Appeal

c. BSOA #07107 MN Yellowtail Partners, LLC

Subdivision: Meadow Village

Legal: Section 36, Lot 4, Less Teton

Street: 2360 Yellowtail Rd.

Staff presented an Appeal for a Construction Staging fine. Tom Berkley, Director of Development & Construction of Outlaw Real Estate Partners and Project Manager, attended the meeting by Zoom on behalf of the Owners.

At the October 23, 2025 meeting, the BSAC made the following Motion:

Motion made by Ernie Chappell to approve a Construction Extension for Building 2 & 3 until April 30, 2026, contingent on the conditions listed below; seconded by Dave McCaffery. Motion passed unanimously.

The Approval included the following Conditions:

- a. Revise and isolate fencing to contain building 2 & 3 only by November 23, 2025.
- b. Remove all modular pods and staging of by November 23, 2025.
- c. Reclamation plan for site disturbance due by April 30, 2026 (to include remediation of Lot 32 boundary) and executed by June 30, 2026.
- d. The Owner will be subject to fines after November 23, 2025, for failure to move fences and/or remove modular pods.

At the November 20, 2025, meeting, the modular pods had not yet been removed, and the BSAC made the following Motion:

Motion made by Dave McCaffery to implement a daily fine of \$250.00 beginning November 23, 2025, until the modular pods have been removed from the site; seconded by Vanessa McGuire. Motion passed unanimously.

Mr. Berkley noted he continues to work with the manufacturer of the modular pods, Irontown Modular, for removal. Mr. Berkley agreed to a fine but requested an Extension for the modular pod removal date, now estimated to be mid-January. The committee agreed to modify the per day dollar amount until January 23, 2026. If the modular pods have not been removed by January 24, 2026, the fine will increase to \$500.00 per day.

**Motion made by Dave McCaffery to amend the 11.24.2025 penalty fee from \$250.00 per day to \$100.00 per day, until January 23, 2026 or until the modular pods have been removed from the Lot, and if the modular pods have not been removed by January 24, 2026, the fee shall increase to \$500.00 per day until the modular pods have been removed from the Lot; seconded by Ernie Chappell. Motion passed unanimously.**

**7. Single-Family, Minor Alteration After-the-fact Review**

- d. BSOA #044245 Elizabeth McFadden & Phil Fluke  
Subdivision: Meadow Village  
Legal: Block 4, Lot 24  
Street: 2795 Little Coyote Rd.

Staff presented an After-the-fact review for recently installed roof mounted solar panels (16 panels). The measurement of each panel is approximately 69 x 45 inches. The modules are made by Trina Solar.

Phil Fluke, Owner, attended the meeting by Zoom.

**Motion made by John Seelye to approve the application contingent on a \$150.00 review fee and that neighbors have no objections; seconded by Ernie Chappell. Motion passed unanimously.**

**8. Single-Family, Minor Alteration After-the-fact Review**

- e. BSOA #06248 Mark & Mary Hollister  
Subdivision: Cascade  
Legal: Block 3, Lot 248  
Street: 31 Swift Bear Rd.

Staff presented an After-the-fact roof replacement review.

On November 13, 2025, staff observed a roof replacement taking place prior to BSAC approval. Mark Hollister, Owner, attended the meeting by Zoom.

The Owner confirmed with staff that the completed project was limited to replacing the green asphalt shingles with Bark Brown GAF asphalt shingles. The roof was leaking and required immediate attention. No additional height was added to the structure.

**Motion made by Ernie Chappell to approve the application contingent on a \$250.00 After-the-fact Review Fee; seconded by Dave McCaffery. Motion passed unanimously.**

**9. Single-Family, New Construction Sketch Review (Exception)**

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

Staff presented a Sketch Review for New Construction. The new home will a 3,078 square foot modern chalet on one of the few remaining lots on Two Moons Rd.

Frank Abram, Owner, and Kreg Jones, of Inscription Architects, attended the meeting by Zoom. Abram Builders, is a Montana licensed contracting firm, and will serve as Project Manager.

The structure will be pushed into the hillside slightly to preserve as much of the site for access and circulation. The building will be constructed with a slab on grade main floor and ample frost walls that are fully insulated on the exterior face.

It was noted that wet areas on the property may overwhelm the existing culvert under Two Moons Road, and a drainage plan stamped by a licensed structural engineer shall be submitted prior to Final Review.

The committee discussed an Exception for *Design Regulation 5.9 Roof Length* as the design exceeds 40 feet of uninterrupted roofline. The BSAC recommended that prior to Final Review the Project Manager add a chimney or architectural feature to the design to break up the ridge line.

The average height of the home will be 24 feet 11 inches.

Main Level 1,688 square feet

Upper level 800 square feet

Total Living 2,488 square feet

Garage/Mechanical 590 square feet

Total 3,078 square feet

**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.

## **10. Design Regulations Amendments**

- a. Project Types
- b. Exhibit A: Fee Structure
- c. Discussion

\*Quorum was lost and the meeting was adjourned prior to discussing agenda items 10 and 11.

## **11. Discussion**

- a. Hill Condo Neighbor Concerns
- b. Aspen Groves Firewood Storage
- c. Big Horn Condo Potential Hot Tub Review
- d. Trail Connectivity & BSOA Property on Half Moon Ct.

**12. Adjourned -**

**Motion made by John Seelye, Chair, to adjourn the meeting at 10:18 AM; seconded by Ernie Chappell. Motion passed unanimously.**