



**Architectural Committee Meeting Minutes – August 1, 2024**

<b><u>BSAC/Staff in Attendance:</u></b>	<b><u>Guests in Attendance:</u></b>	<b><u>Project Attending For:</u></b>
John Seelye, Chair	Ann Rhoads	#06296 20 White Grass
Maggie Good	Joe Wisnieski	#06296 20 White Grass
George Mueller	Nic Martens	#04364 2150 Looking Glass Rd.
Ernie Chappell		
Vanessa McGuire		
Brad Reiersen		
Dave McCaffery		
Suzan Scott		
Lisa Chase		
	<b><u>Guests Joining</u></b>	
	<b><u>Virtually:</u></b>	
	Steven Chernausek	#02812 35 Silverado Trail
	Derek Quick	#02710 123 Nordic Lane
	Wendy Marchbanks	#04364 2150 Looking Glass Rd.

**1. Vote on New Chair**

**Motion made by Maggie Good to nominate John Seelye for Chair; seconded by George Mueller. Motion passed unanimously.**

**Motion made by George Mueller to nominate Maggie Good as Vice Chair; seconded by Vanessa McGuire. Motion passed unanimously.**

**2. Membership Forum – None**

**3. Call to Order –** The Chair called the meeting to order at 9:06 AM.

**4. Meeting Minutes –**

July 18, 2024, Minutes

**Motion made by Maggie Good to approve the July 18, 2024, Meeting Minutes; seconded by Dave McCaffery. Motion passed unanimously.**

**5. Single-Family, Minor Landscaping Alteration**

- a. BSOA: #02812 Steven Chernausek  
Subdivision: Aspen Groves

Legal: Block D, Lot 12  
Street: 35 Silverado Trail

Steve Chernausek, owner, attended the meeting by Zoom to request approval to add (4) spruce trees 8-10 feet in height, to the west side of the property. Stones will replace deteriorated mulch adjacent to the home on the west elevation. The stones will match existing stones located near the entry. Existing driplines will provide irrigation along either side of the trees.

**Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed unanimously.**

#### **6. Single-Family, Minor Landscaping Alteration**

- b. BSOA: #06296 Joe Wisnieski  
Subdivision: Cascade  
Legal: Block 4, Lot 296  
Street: 20 White Grass Rd.

Joe Wisnieski and Ann Rhoads, owners, attended the meeting in person to request approval for a Minor Landscaping Alteration.

The owner would like to add the below mature trees:

- (2) 18' Colorado Blue Spruce;
  - (4) 16' Colorado Blue Spruce;
  - (6) 14' Colorado Blue Spruce;
  - (8) 8' to 10' Colorado Blue Spruce;
- Picea pungens to fill in for esthetics

The trees will be planted in a triangle of property, southeast on the Lot, adjacent to Lot 294 and the Boyne ski access road. The location of the trees will help direct ski traffic towards the Boyne access road.

The trees will be planted in a staggered fashion. The irrigation will be brought down from the sub box next to the ingress ski steps.

**Motion made by Maggie Good to approve the application as submitted; seconded by Ernie Chappell. Motion passed unanimously.**

#### **7. Single-Family, Minor Alteration**

- c. BSOA: #02710 Michael & Kristi Fischer  
Subdivision: Aspen Groves  
Legal: Block C, Lot 10  
Street: 123 Nordic Lane

Derek Quick, Project Representative from Anderson Renewal, attended the meeting by Zoom on behalf of the owner to request approval to replace a three-panel patio door. The exterior

color will remain dark bronze. The metal coil around the door will be replaced and appropriate weather barrier installed. The contractor will shim and level the sill, install the new three-panel door in the opening, insulate around the door, replace exterior metal color with dark bronze metal to match the door and replace interior jamb and casing with new wood.

**Motion made by Maggie Good to approve the application as submitted; seconded by Vanessa McGuire. Motion passed unanimously.**

#### **8. Single-Family, Minor Alteration**

d. BSOA: #04364 Nicolas Martens & Katja Lerner

Subdivision: Meadow Village

Legal: Block 3, Lot 64

Street: 2150 Looking Glass Rd.

Nic Martens, owner and Project Manager, attended the meeting in person to request approval to replace two decks, paint the exterior of the home and replace rotting roof soffits with black metal cladding.

The owner was not aware a deck replacement would require BSAC approval. Due to the lack of structural integrity, the owner preemptively removed all decking in the rear and front of the home. The new decks will be constructed with TimberTech Edge Trex in Coconut Husk, however, the design and footprint of the deck will remain the same.

The home will be painted in 'Racoon Fur' 2126-20 by Benjamin Moore- a charcoal black. The trim will be painted a slightly darker black color, 'Black Tar' 2126-10, by Benjamin Moore.

**Motion made by George Mueller to approve the application contingent the conditions listed below; seconded by Maggie Good. Motion passed.**

#### **The Approval included the following Conditions:**

1. An After-the-Fact Review Fee of \$100.00.
2. Staff receives a Site Plan locating the Construction Staging area.
3. Staff approves deck-railing materials and details.

#### **9. Discussion Items**

- i. DR 3.16.4 Exterior Fireplaces & BSOA Residential Wood Burning Fire Pit Standards Policy Review

Emma Lawler, BSOA Staff, presented research on the BSOA Outdoor Wood-burning Firepit Policy. Big Sky is in the 96th percentile in the nation for a high-hazard wildfire to occur. In updating the Design Regulations, there is a more robust section on fire prevention for new construction and alterations. Currently, applicants can include a

wood-burning firepit in their plans, adhering to the current BSAC firepit policy. A ban on wood-burning firepits is being considered to minimize risk.

The committee concurred it would be challenging to bring previously approved fire pits into compliance but agreed that they are dangerous and moving forward it would be prudent to omit them from any New Construction.

**Motion made by Maggie Good to present to the Board eliminating the BSOA Wood-burning Fire Pit Policy and revise the Design Regulations to not allow Fire Pits; seconded by Ernie Chappell. Motion passed unanimously.**

**10. Adjourn** - The meeting adjourned at 10:22 AM.

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John Seelye, Chair