



Architectural Committee Meeting Minutes – February 5, 2026

<u>BSAC/Staff in Attendance:</u> John Seelye, Chair Vanessa McGuire Dave McCaffery Gina Dee Holly Coltea Lisa Chase	<u>Guests in Attendance:</u> Jerad Biggerstaff	<u>Project Attending For:</u> #04123 2145 Yellowtail Road
	<u>Guests Joining Virtually:</u> Brad & Aida Sawyer Trevor Pierson	#04123 2145 Yellowtail Road #04123 2145 Yellowtail Road
<u>BSAC Joining Virtually:</u> Ernie Chappell George Mueller Les Hopper		

1. **Call to Order** – The Chair called the meeting to order at 9:01 AM.

2. **Membership Forum**

John Seelye, Chair, noted he had observed the fencing was removed from the MN Yellowtail Partners, LLC, construction site prior to the Modular Pods being removed. Staff will send a follow-up email or call the Project Representative to request an update on the removal of the pods and address the premature removal of the fencing.

3. **Meeting Minutes –**

January 22, 2025, Meeting Minutes

Motion made by Vanessa McGuire to approve the January 22, 2026, Meeting Minutes; seconded by Dave McCaffery. Motion passed unanimously.

4. **Single-Family, New Construction Sketch Review**

- a. **BSOA #04123 Aida & David Sawyer**
Subdivision: Meadow Village
Legal: Block 1, Lot 23
Street: 2145 Yellowtail Rd.

Staff presented a Sketch Review for the New Construction of a single-family dwelling on Yellowtail Road. Staff confirmed the review listed as Final on the agenda was a clerical error and will be corrected for the record.

Brad and Aida Sawyer, Owners, attended the meeting by Zoom. Trevor Pierson of Black Mountain Architecture and Project Representative also attended by Zoom. Jerad Biggerstaff, Biggerstaff Construction, attended the meeting in person.

Staff presented a modern two-story single-family dwelling with an attached two (2) -car garage comprised of the following floor areas:

First Floor: 2,010 square feet

Second Floor: 915 Square feet

Total Area: 2,925 square feet

Mechanical: 71 Square feet

Garage: 780 Square feet

The total building footprint of 3,107 square feet will cover approximately 25.7% of the total Lot area, 12, 106 square feet.

Staff noted the plans comply with Meadow Village setbacks and height regulations. The maximum height of the structure will be 25 feet taken from the average finished grade to the highest roofline. The chimney will protrude from the roofline an additional two (2) feet, six (6) inches.

Staff noted the buried propane tank appears too close to the home and requested a modified plan for Final Review. Propane tanks must be installed at least ten (10) feet from all flammable structures as regulated by the County; vegetation is discouraged within three (3) feet of any propane tank.

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

5. Design Regulations

a. Board Approval & Amendments

- i. Staff confirmed Board approved amendments and continues to work on reformatting.

b. Exhibit A: Project Manager Affidavit

- i. Staff proposed a potential affidavit for contractors to sign prior to work commencing; however, a notary is required for affidavits, and this step may present as a barrier for Members. Alternatively, staff will propose a 'Contractors Declaration' that designated Project Managers shall sign.

6. Discussion

a. Andesite & North Fork Bike Trail

Staff met with Jeremey Mitchell of SWEMBA, regarding a potential bike trail easement through the North Fork Creek Subdivision. The easement would curb bike traffic from Andesite Road. Mr. Mitchell has plans to meet with the Antler Ridge HOA, North Fork Creek Owners and other stakeholders in the upcoming weeks.

b. Powder Ridge Garage Easement

The Powder Ridge Phase I HOA Board reviewed the governing documents and determined that the garages may not be used for commercial storage or business activity and requested the two (2) Owners provide written confirmation their garage units will no longer be used for commercial storage or business activity. Staff confirmed that one (1) of the two (2) garage units has been vacated.

7. Adjourned -

The meeting adjourned 9:46 AM.