



Architectural Committee Meeting Minutes – January 17, 2024

BSAC/Staff in Attendance:

John Seelye, Vice Chair
Brad Reiersen
George Mueller
Maggie Good
Vanessa McGuire
Suzan Scott
Lisa Chase

Guests in Attendance:

Colleen Kennedy

Guests Joining Virtually:

Jim Hammelman
Lowell Springer
Mike Brown
Dick Fast
Joe Swiatek

Project Attending For:

MN Yellowtail P. Public Forum

#04205 2550 Curley Bear Rd.
#04205 2550 Curley Bear Rd.
#06294 Lot 294 White Grass Rd.
#02722 225 W. Pine Cone Terrace
#02722 225 W. Pine Cone Terrace

1) Membership Forum –

Colleen Kennedy, a Yellowtail Rd. resident and BSOA member, joined the meeting to advise the BSAC that Kenny Holtz, Project Manager for the MN Yellowtail Partners condominium project, presented a material change request at the November 21, 2023, Gallatin County Commissioner meeting.

The committee notified Colleen that the BSAC was unaware of the meeting or any changes to the MN Yellowtail Partners approved plans and that staff will reach out with any pertinent information.

2) Call to Order – The Chair called the meeting to order at 9:05 AM.

3). Meeting Minutes –

January 4, 2024, Minutes

Motion made by Maggie Good to approve the January 4, 2024, Meeting Minutes as revised; seconded by Brad Reiersen. Motion passed unanimously.

4). Single-Family, New Construction Extension

BSOA: #06019 Jackson, Robert & Kimberly Boyer

Legal: Cascade

Block 1, Lot 19

Street: 11 Cheyenne Rd.

A project representative was not present at the time of the meeting.

No Motion was made.

5). Single-Family, Major Alteration Material & Design Change

BSOA: #06030 Ramanujan Srinivasan (Lera & Kutta)

Legal: Cascade

Block 1, Lot 30

Street: 14 Washakie Dr

The project representative rescheduled for the following BSAC meeting due to the delay of the material sample.

No Motion was made.

6). Single-Family, Minor Alteration

BSOA: #04205 James & Diane Hammelman

Legal: Meadow Village

Block 2, Lot 5

Street: 2550 Curley Bear Rd.

Staff presented a Minor Alteration addition to add a 662 sq ft covered patio to the south elevation of an existing home on Curley Bear Rd. The structure will consist of a foundation, a finished concrete slab floor, structural columns, structural heavy timber roof trusses and roof. The project will be finished with the same materials and colors as the existing home.

Staff recommended the BSAC approve the application as submitted noting the new covered patio will be inside the 15-foot setback and would be aesthetically appealing.

Motion made by John Seelye to approve the application as submitted; seconded by Brad Reiersen. Motion passed unanimously.

7). Single-Family, Construction Performance Deposit Release

BSOA: #06294 Brett Gaylis

Legal: Cascade

Block 4, Lot 294

Street: White Grass Rd.

Staff confirmed the construction of the new home is complete and recommended that the BSAC approve the release of the construction portion of the performance deposit contingent on the owner finding a resolution to the adjacent neighbors' concerns, as noted below:

- 1). Spring & Culvert - Although the culvert is on the Gaylis property, the spring runoff is directed and flows onto the adjacent lot, Lot 296.
- 2). Restoration of disturbed area on Lot 296 made by the excavation machine.
- 3). Remediation of two old growth tree-stumps & two 5-foot saplings.

Motion made by John Seelye to approve the release of the (\$10,000) Construction Performance Deposit and the BSOA to retain the (\$7,500) Landscaping Performance Deposit contingent on the owner addressing the three concerns as noted; seconded by Brad Reiersen. Motion passed four in favor and one opposed.

8). Discussion Items

- a. Covenant Compliance Tracking
 - i. BSOA: #02722 Westie Wheatie, LLC Chrissy Galovich
Legal: Aspen Groves
Block C, Lot 22
Street: 225 W. Pine Cone Terrace

Concerned neighbors from W. Pine Cone Terrace attended the meeting to address after-hours construction noise, late deliveries, and vehicles blocking the cul-de-sac. Staff noted that she had spoken with Brian Beason, Project Manager, and requested he disseminate the BSOA Construction Standards to his staff.

The committee recommended staff send a letter initiating the BSOA Enforcement Resolution procedures.

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

John Seelye, BSAC Vice Chair