



Architectural Committee Meeting Minutes – May 28, 2026

BSAC/Staff in Attendance:

John Seelye, Chair
Ernie Chappell
Dave McCaffey
Gina Dee
Vanessa McGuire
Les Hopper
Lisa Chase
Sam Luedtke

Guests in Attendance:

Tyrell Ehnes
Julie Burgess
Annalise Locker
John Loomis
Jeremy Henrichon

Project Attending For:

#05315 2775 Bobtail Horse Rd.
#03183 130 Timbercrest Rd I-2
#03183 130 Timbercrest Rd I-2
#05315 2775 Bobtail Horse Rd.
#04601 Lot 1 Spotted Elk Rd.

BSOA Joining Virtually:

Holly Coltea, Executive Dir.
Michelle Horning, Board Chair

Guests Joining Virtually:

Claire Kurlinski
Ryan Kurlinski
Michael McElroy
Mike Miller
Andrew Peabody

#05315 2775 Bobtail Horse Rd.
#05315 2775 Bobtail Horse Rd.
#05315 2775 Bobtail Horse Rd.
#06166A 1 Black Moon Rd.
#06005 13 Sioux Rd.

1. **Call to Order** – The Chair called the meeting to order at 9:01 AM.
2. **Membership Forum** – None
3. **Meeting Minutes** – April 23, 2026, Meeting Minutes

Motion made by Ernie Chappell to approve the April 23, 2026, Meeting Minutes; seconded by Gina Dee. Motion passed unanimously.

4. Single-Family, Minor Alteration

BSOA #06166A Michael & Margaret Miller

Subdivision: Cascade

Legal: Block 3, Lot 166A

Street: 1 Black Moon Road

Staff presented a Minor Alteration to replace a 19-year-old roof with a combination of asphalt shingles and metal. Margaret Miller, Owner, attended by Zoom. The shingles will be asphalt Owens Corning TruDefinition Flex class 4 in *Summer Harvest*. Portions of the roof prone to ice damming issues will be replaced with Protech Steel, 24 ga. in *Rustic Rawhide*.

The anticipated start date is August 3, 2026, and the contractor will require approximately 10 days for completion. The dump trailer, porta potty and materials will be staged on the driveway.

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

5. Single-Family, Minor Alteration

BSOA #06005 Mark & Kelly Batson

Subdivision: Cascade

Legal: Block 1, Lot 5

Street: 13 Sioux Road

Staff presented a Minor Alteration for maintenance and repair work. Andrew Peabody of Headwaters Excavation, and Project Manager, attended the meeting by Zoom.

Grading at the site was failing and moisture was getting trapped underneath the patio slab causing the hillside to shift downslope triggering the first deck beam to crack.

The slab was pulled and the subgrade preparation has been completed. A new concrete slab will be poured pending approval. An existing retaining wall will be replaced with boulders to firm up both the hillside and provide drainage away from the structure.

Mr. Peabody confirmed that the staging material would be removed from the cul-de-sac prior to the weekend.

Motion made by Ernie Chappell to approve the repair work as presented; seconded by Les Hopper. Motion passed unanimously.

6. Single-Family, Minor Alteration

BSOA #03183 David Magruder

Subdivision: The Pines II

Legal: Section 35, I-2

Street: 130 Timbercrest Rd., Unit I-2

Staff presented a Minor Alteration for driveway work in the Pines Subdivision. Julie Burgess and Analise Locker of Confluence Property Management, and Project Representatives, attended the meeting in person.

David Magruder, Owner of 130 Timbercrest, Unit I-2, is seeking approval to extend the width of his driveway to flush with the edge of the front door patio (max. 4-feet) Additionally, a 10-foot swale will be installed east of the driveway to direct water away from the structure.

The Pine II HOA approved the project.

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

7. Single-Family, Minor Alteration

BSOA #04223 Why River Rentals, LLC

Subdivision: Meadow Village

Legal: Block 2, Lot 23

Street: 2675 Curley Bear Road

A Project Representative was not present for the meeting. No motion was made.

8. Single-Family, Minor Alteration

BSOA #04417 Les & Susan Hopper

Subdivision: Meadow Village

Legal: Block 4, Lot 17

Street: 2695 Little Coyote Road

Staff presented a Minor Landscaping Alteration. Les Hopper, Owner and Committee Member, attended the meeting in person for approval to place a sauna next to their existing hot tub, on the west side of the Lot. The sauna is the Salem 2-person outdoor barrel from Costco and will be placed on railroad ties and/or pavers. The sauna measures 72" W x 47" D x 75'H.

The portion of the sauna will encroach the side setback, which will provide additional screening from the adjacent property. Staff noted that the adjacent neighbors have no opposition.

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

*Les Hopper recused himself from voting.

9. Single-Family, After-the-fact Minor Alteration

BSOA #04117 Gregory & Jolene Clark

Subdivision: Meadow Village

Legal: Block 1, Lot 17

Street: 2310 Yellowtail Road

A Project Representative was not present for the meeting. No motion was made.

10. Single-Family, New Construction Sketch & Final Review

BSOA #04601 52 Spotted Elk, LLC

Subdivision: Meadow Village

Legal: Block 1, Lot 1

Street: 52 Spotted Elk Road

Staff presented a Sketch and Final Review for the New Construction of a modern single-family dwelling. Jeremy Henrichon, Owner, attended the meeting in person.

The proposed project is a two-story home with an attached garage. The design presents a contemporary mountain aesthetic, combining dark vertical and horizontal siding with warm wood-tone accent cladding, standing-seam and shingle roofing, and steel-framed glazing. The maximum overall height will not exceed 25 feet. The structures and design of the project adhere to all Meadow Village and Gallatin County requirements and regulations.

Joshua Mollencamp of Formescent Architects designed the home. Jess Horlacher, Horlacher Construction, will be the Project Manager. Point 7 Engineering has executed structural specifications.

Building Square Footage:

Level	Area (SF)
Main Floor	2,070
Second Floor	1,222
Bonus Room	356
Garage	610
Total	4,258 Square Feet

Design Regulation Compliance – Roof Length (Regulation 5.6)

The roof form as initially massed would have resulted in an uninterrupted ridge length exceeding the threshold established under Design Regulation 5.6 (Roof Length). Rather than pursuing a formal Exception to this regulation, the Owner has resolved the condition through massing: an architectural break – a secondary gable/roof plane intersecting the primary ridge – has been introduced to visually and physically interrupt the continuous roofline. This approach brings the roof configuration into compliance with the intent of Regulation 5.6 without requiring an Exception, while reinforcing the asymmetrical, multi-gable character of the elevation.

Exterior Finishes:

Category	Material	Color/Finish
Siding (Board & Batten)	James Hardie fiber cement	Iron Gray
Siding (Lap)	James Hardie fiber cement	Iron Gray
Roofing (Metal)	16" mechanical-lock standing seam	Black
Roofing (Shingle)	Asphalt shingles	Midnight Black
Flashing	Matching standing seam metal	Black

Category	Material	Color/Finish
Window Trim	Matching standing seam metal	Black
Exterior Wood	Fir or Cedar (species pending)	Natural, clear
Exterior Lighting	(7) Archetype 12" LED sconce Distinctive Lighting	Black
Driveway	Asphalt	Black

Landscaping Plan:

The landscape schedule includes mountain-appropriate, drought-tolerant mix: Russian Sage, Yarrow, and Catmint as low perennial groundcover/shrub plantings (each installed at 1-gallon size), Karl Foerster Grass as an ornamental grass accent (also 1 gallon), and two tree species – Colorado Blue Spruce (installed at 8 feet tall, likely for year-round screening/structure) and Quaking Aspen (installed at 1.5-inch caliper, a native deciduous accent tree). Together, the plan reflects a typical Big Sky landscaping approach: hardy native/adapted perennials and grasses paired with spruce and aspen for seasonal interest and screening around the home's foundation and yard edges.

Motion made by Ernie Chappell to approve the application contingent on staff receiving a shingle sample and construction staging plan prior to commencement; seconded by Gina Dee. Motion passed unanimously.

11. Single-Family, New Construction Sketch Review & Variance

BSOA #05315 Gilded Mountain, LLC

Subdivision: Sweetgrass Hills

Legal: Block 3, Lot 15

Street: 2775 Bobtail Horse Road

Staff presented a Sketch and Variance Review for the New Construction of a single-family dwelling. Tyrell Ehnes, Hooked Bear Development and Project Manager, attended the meeting in person on behalf of the Owner.

The plan reflects a typical high-end mountain home layout: large garage and mud/laundry sequence for gear storage, a private primary suite wing, an open great room/kitchen/dining core, and multiple outdoor deck connections. The maximum overall height will not exceed 25 feet.

Building Square Footage:

Lower Level: 2,259 sq ft

Main Level: 2,378 sq ft

2-Car Garage: 1,024 sq ft

Total: 5,661 square feet

The applicant requested a Variance for the reduction of the front setback for a portion of the garage, seeking to encroach 15' into the required setback toward the north lot line — reducing the standard 25' front setback (required by both Sweet Grass Hills Covenants and Madison County Zoning Regulations) down to **10'**.

Stated Hardship: The lot is narrow and has grade constraints that limit where the home can be sited without encroaching on neighboring properties.

The adjacent neighbors to the south supported the Variance but noted concerns regarding site drainage. The neighbors also expressed concern for the Douglas Fir located on the property (estimated to be 80-150 years old). The adjacent neighbor to the northeast and north expressed concerns regarding view shed, covenant compliance, and expressed opposition to the Variance.

To fully understand the implications of the Variance, the Committee requested that the applicant erect two story poles to represent the corners of the garage that would encroach the front setback.

Motion made by Dave McCaffery to table the review pending the below items; seconded by Ernie Chappell.

- (2) 19'-1" high story poles to identify the corners and height of the garage.
- Drainage plan

12. Multi-Family, New Construction Final Review

BSOA #00233 & #00234 Katy Brandis & Michael Vlases

Subdivision: Teton Condo, Meadow Village

Legal: S36, T06 S, R03 E, 2nd Filing TR 4

Street: 2360 Yellowtail Road

Staff presented the Final Review for the New Construction of (2) multi-family dwellings at Teton Condominium. Michael Vlases, Owner of Unit #231, attended the meeting in person seeking Final Approval to develop Units #233 and #234. The units will be a stand-alone structure adjacent to the existing Teton Condominiums.

Sketch Review: Approved on March 19, 2026. The motion to approve, made by George Mueller and seconded by Dave McCaffery, passed unanimously, subject to six conditions.

Conditions of Approval:

1. Approval doesn't confirm or deny the validity of the 30-foot road easement.
2. Sign-off required from the Big Sky Fire Department.
3. Sign-off required from the Gallatin County Transportation Committee.

4. Plans must be revised to break up any ridgeline segment exceeding 60 feet of uninterrupted length.
5. All Sketch Plan requirements must be submitted in final form.
6. A licensed surveyor must provide a signed letter verifying the structure's footprint that has been staked per the approved site plan and meets all setback requirements.

Staff confirmed receipt of approval from the BSFD. Gallatin County Transportation confirmed that approval is not required for driveway or access.

Changes Made Since Sketch Approval:

- A taller section of stone veneer wall (protruding from Unit 1's east wall) will now extend "through" the roof, rising 2'-9" above the roof ridge — using the same stone veneer as the lower wall section.
- As a result of this design change, the uninterrupted ridge length has been reduced to 52'-6", bringing it under the 60-foot limit from Condition 4.
- The hot tub screening plant has been changed from Nepeta (catmint) to Cotoneaster shrub.

Other Notes:

- Twelve solar panels will be installed on the south-facing roof, arranged in a 2×6 rectangular array.

Materials: All materials will match the existing Teton Condos.

Landscaping Plan:

This is the plant schedule for the Teton Condos project includes five plant types, all installed at 1-gallon size: 20 Karl Foerster Grass (*Calamagrostis acutiflora*), 17 Blue Oat Grass (*Helictotrichon sempervirens*), 16 Daylilies (*Hemerocallis*, variety of choice), and 35 Walker's Low Catmint (*Nepeta x faassenii*). Per request, the Owners will also add a Cotoneaster Shrub to screen the hot tub.

Additional landscape notes specify that planting beds will be built with weed mat, steel edging, and river rock; open ground areas will be seeded with a native fescue mix (equal parts Idaho, Sheep, and Hard Fescue at 1 lb. per 5,000 sq ft); and an automatic drip irrigation system will be installed to all perimeter planting beds.

The applicant intends to relocate existing trees on-site if it's feasible to do so.

Lighting:

The two units will have a total of five sconces. The Hinkley dark sky-compliant sconce will match the sconces on the existing condominiums. The two units will also have a total of twelve flushed canned lighting. Seven of the cans will be located above the shared rear deck. The shared front entry area will have five canned lights. All lighting fixtures are dimmable.

Construction Staging Plan:

Staging will take place to the north and south of the Lot. The dumpster and porta potty will be staged on the north end of the driveway, and the dumpster will be staged to the south of the area to be disturbed. If the Owners of the adjacent property allow staging to occur on their Lot, the applicant will submit an updated staging plan for approval.

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

13. Community, Major Alteration Sketch Review

BSOA: Benefit Big Sky, Huntley-Kern Pond

Subdivision: Meadow Village

Legal: 2nd Filing, S36, T06 S, R03 E, Lot 1, COS I-12-E TR A Rem.

Street: (Lot 1) Little Coyote Road

Staff presented a Major Alteration for the New construction of a community pavilion at the Huntley-Kern Pond. Holly Coltea, Executive Director and Benefit Big Sky (BBS) Project Representative, attended the meeting by Zoom. Also in attendance, Derek Nichols and Luke Bing of Blue Ribbon Builders.

The site and grading plans were developed by WGM Group. The structural engineering was performed by Coughlin Engineering.

The project will entail the construction of an open-air covered pavilion and a 200 square foot fishing dock at the south end of the pond. Blue Ribbon Builders will be constructing the pavilion using the Sunrise Appalachian Pavillion kit from Montana Structures with King Post style timber trusses in cedar. The pavilion will have a 20'x32' rectangular platform with a matched railing on three sides and a vaulted gable roof. The fishing dock will extend from a 1,500 square foot sand beach 52' feet into the water. A 3 x 30-foot prefabricated aluminum gangway will provide access to the 10 x 30-foot floating EZ Dock, with guardrail.

The scope of the project includes paving and striping a 2,250 square foot parking area, the addition of a bear proof trash receptacle and a dog waste station.

Motion made by Ernie Chappell to approve the Sketch Plan and preliminary construction work contingent that the applicant attend the June 18, 2026, BSAC meeting to present the final details; seconded by Gina Dee. Motion passed unanimously.

14. Single-Family, Minor Alteration

BSOA: 04207 Gina Dee & Derek Moskalyk

Subdivision: Meadow Village

Legal: Block 2, Lot 7

Street: 2580 Curley Bear Rd.

Staff presented a Minor Alteration for a deck replacement and expansion. Gina Dee, Owner and Committee Member, attended the meeting in person.

The existing rear deck measures 38 feet wide by 10 feet deep and provides limited usable space. The Owner proposes expanding the deck by 8 feet, for a total depth of 18 feet. The deck height and width will remain unchanged. The existing decking will be replaced with treated Douglas fir planks, stained cedar brown. The expansion will not encroach into the setbacks required by the Meadow Village Covenants, including the 10-foot rear setback. A 25-foot distance will remain from the bottom of the deck stairs to the rear lot line.

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

*Gina Dee recused herself from voting.

15. Discussion

a. Multi-Family, New Construction Update

BSOA #01707 MN Yellowtail Partners, LLC

Staff reported that a lien has been filed with Madison County for non-payment in the amount on invoice dated 2/5/2026.

b. Andesite Road Construction Vehicles

The discussion addressed ongoing construction vehicle traffic issues on Andesite Road, with concerns about trucks cutting through residential areas, though the Committee acknowledged limited control over contractor operations.

16. Adjourned -

The meeting adjourned 10:42 AM

17. Call to Order - The Chair re-opened the meeting at 11:00 AM

a. Property Transfer Fee Increase

Ernie Chappell, Committee Member and Finance Committee Chair, presented a proposal to increase the property transfer flat fee from \$100.00 to \$500.00 paid by the buyer (not the seller). The fee would fund a welcome package and educational materials for new owners (e.g., noxious weed guidance, night-sky compliance, community orientation).

The group distinguished between two transfer scenarios:

1. New ownership/purchase transfers (the majority of the ~100 annual transactions).
2. Title-only changes not involving a sale — e.g., divorce, death (transfer to heirs), marriage, or transfer into an LLC. These account for roughly 20–30 of the ~100 transactions and have occasionally been waived on a case-by-case basis (e.g., one instance involving divorce).

Consensus formed that family-related transfers (death, divorce, marriage, transfer to a child) could qualify for a fee exception, while transfers into an LLC would still be subject to the full \$500 fee, since insurance and liability are effectively changing hands.

Motion made by Ernie Chappell to move that, effective October 1, 2026, the property transfer fee increase to \$500.00 per property transfer; seconded by Gina Dee. Motion passed unanimously.

18. Adjourned –

The meeting adjourned 11:06 AM