



Architectural Committee Meeting Minutes – January 22, 2026

<p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair Vanessa McGuire Dave McCaffery Les Hopper Holly Coltea Lisa Chase</p> <p><u>BSAC Joining Virtually:</u> Ernie Chappell</p>	<p><u>Guests in Attendance:</u> Colleen Kennedy Trudy & Ron Bussinger</p> <p><u>Guests Joining Virtually:</u> Tom Berkley Bruce Pallante</p>	<p><u>Project Attending For:</u> #01707 2360 Yellowtail Road. #01707 2360 Yellowtail Road.</p> <p>#01707 2360 Yellowtail Road. #01707 2360 Yellowtail Road.</p>
---	--	--

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

2. Membership Forum

John Seelye, Chair, noted there has been an uptick of skier parking on Black Otter Road. Skiers often park on Black Otter Road to access Nordic trails via the east side of the golf course. Skiers should access the Nordic trails at the end of Black Otter Road, where there is ample parking at the club house. Staff will confirm the number and placement of ‘No Parking’ signs on Black Otter Road.

3. Meeting Minutes –

January 8, 2025, Meeting Minutes

Motion made by Ernie Chappell to approve the November 20, 2025, Meeting Minutes; seconded by Les Hopper. Motion passed unanimously.

4. Multi-Family, New Construction Staging Update

a. BSOA #07107 MN Yellowtail Partners, LLC

Subdivision: Yellowtail Residences, Meadow Village

Legal: S36, T06 S, R03 E

Street: 2360 Yellowtail Rd.

Tom Berkley, DoD, Outlaw Real Estate Partners, and Project Representative, attended the meeting by Zoom on behalf of the Owners.

Staff highlighted recent decisions and Motions made by the BSAC:

The BSAC reviewed the Project Extension for the multi-family development on October 23, 2025. The following Motion was made:

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:

1. Revise and isolate fencing to contain building 2 & 3 only by November 23, 2025.
2. Remove all modular pods and staging of by November 23, 2025
3. Reclamation plan for site disturbance due by April 30, 2026 (to include remediation of Lot 32 boundary) and executed by June 30, 2026.
4. 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, BSAC meeting, staff noted that the fences had been moved but the modular pods remained on site. 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 attended the December 18, 2025, BSAC meeting and requested an appeal for the Motion made on November 20, 2025. The following Motion was made:

Motion made by Dave McCaffery to amend the November 20, 2025, Motion and 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.

Mr. Berkley noted he continues to work with the manufacturer of the modular pods, Irontown, to have them wrapped and removed by January 26, 2026, or shortly thereafter. Once the modular pods have been removed the fences will also be removed. Staff noted the contracting master sign shows the former site plan and requested an updated graphic.

5. Design Regulations

a. Board Approval & Amendments

- i. Staff presented the BSAC approved Design Regulation Amendments at the January 16, 2026, Board meeting, and the following Motion was made:

Motion made by Ernie Chappell to approve the amendments contingent on the below conditions; seconded by Joe Swiatek. Motion passed unanimously.

The Approval included the following conditions:

1. 3.7 Utility Installation
 - a. Due to prevalence, "Window or wall-mounted air conditioning units are not permitted" shall be omitted from the amendment.
2. Exhibit A: Review & Fine Fee Structure
 - a. To simplify Exhibit A staff shall combine "Multi-family, Condominium, Commercial & Subdivision" into a single Review & Performance Deposit category.
 - b. The After-the-fact penalty- fee range to increase to \$1,000.00 per violation for single family dwellings and \$2,000.00 per violation for Multi-family, Condominium, Commercial & Subdivision.
3. Discussion
 - a. North Fork Creek 2027 Wedding
 - i. Staff informed the BSAC of a potential 2027 wedding to take place on a Member's property in the North Fork Creek Subdivision. Prior to the event Staff will work with the Member to submit plans to the BSAC for review.
 - b. Fog House Temporary Mobile Sauna
 - i. Steve Hutchinson, Fog House Mobile Saunas, requested approval from BSAC Staff to place a mobile sauna on a BSOA member driveway for MLK weekend. Staff denied the request and noted that saunas and/or hot tubs require screening and BSAC approval prior to placement.
 - c. Current Projects Performance Deposits
 - i. Staff released the following Performance Deposits on January 12, 2026:
 1. #019XX Shoshone Condo, Mountain Village Subdivision
 2. #05307 Norton, Minor Alteration, Sweetgrass Hills Subdivision
 3. #04333 Marchbanks, Minor Alteration, Meadow Village Sub.
 4. #06231 Kornfeld, Minor Alteration, Cascade Subdivision
 5. #02711 Czartoski, Minor Alteration, Aspen Groves Subdivision
 6. #05407 Goldberg, Major Alteration, Sweetgrass Hills Subdivision
 7. #06345 Dimitrelos, New Landscaping, Cascade Subdivision
 8. #06360 Kirkeby, Major Alteration, Cascade Subdivision
 9. #006XX Crail Creek Club Condominium Minor Alteration
 10. #014XX Beaverhead Condominium, Phase E, Cascade Subd.
4. Adjourned -

Motion made by John Seelye, Chair, to adjourn the meeting at 10:02 AM; seconded by Ernie Chappell. Motion passed unanimously.