



**Architectural Committee Meeting Minutes – September 4, 2025**

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
John Seelye, Chair	None	
Holly Coltea		
Lisa Chase		
Ernie Chappell		
Vanessa McGuire		
	<u>Guests Joining</u>	
	<u>Virtually:</u>	
	Jackson Boyer	#06019 11 Cheyenne Rd.
<u>BSAC Joining Virtually:</u>	Mike Palmer	#06512(A2) 4 High Point Dr.
George Mueller	Jamie Anderson	#06512(A2) 4 High Point Dr.
Dave McCaffery		
Gina Dee		

**1. Membership Forum –**

**2. Call to Order –** The Chair called the meeting to order at 9:02 AM.

**3. Meeting Minutes –**

**August 21, 2025, Meeting Minutes:**

**Motion made by John Seelye to approve the August 21, 2025, Meeting Minutes; seconded by Vanessa McGuire. Motion passed unanimously.**

**4. Multi-Family, Single Unit, Minor Alteration**

- a. BSOA #06512(A2) Keep Happy House, LLC  
Subdivision: Pinnacle Condo  
Legal: Block 3 & 4, T12A-B, Unit 2  
Street: 4 High Point Dr.

Staff presented a Minor Alteration located at Unit 2 of the Pinnacles Condominium. Project Representatives, Mike Palmer and Jamie Anderson, Hammond Property Management, attended the meeting by Zoom on behalf of Pinnacles HOA.

Hammond Property contracted with Cornerstone Management Services to install a cold roof, adding two (2) feet in height, on Unit 2 only. Unit 2 was built in the first phase of Pinnacles in 2005. Per the BSOA archives staff confirmed the existing overall height of Unit 2 measures 24 feet. The Protective Covenants for Cascade Subdivision state that no structure placed upon a lot used as a single-family residential lot shall exceed 28 feet in height measured from the highest roof ridge to the average level of finished grade adjacent to the building. Mr. Palmer confirmed the roof design will match the existing design with a Boston ridge element added.

The shingle type will be an OC Duration Flex asphalt shingle in "Estate Gray," to match the adjacent structure.

**Motion made by John Seelye to approve the application contingent on staff receiving a Construction Staging Plan and specifications of the Boston ridge; seconded by Ernie Chappell. Motion passed unanimously.**

5. Discussion

a. **Single-Family, New Landscaping Perf. Deposit Release**

BSOA #06019 Skye Haus, LLC

Subdivision: Cascade

Legal: Block 1, Lot 19A

Street: 11 Cheyenne Rd.

Staff presented a review to 1). release the New Landscaping Performance Deposit and 2). a Modification to approved plans to add a hot tub that is located facing the front property line.

Jackson Boyer, Owner, attended the meeting by Zoom.

Staff confirmed the 6 bedrooms, 7 bath, 8,474 square feet, 3-level mountain-modern home has been substantially completed, and the Construction portion of the Performance Deposit had been returned.

Mr. Boyer requested approval for the hot tub location and noted that landscaping that was added to screen the hot tub from street view.

Per Design Regulation 3.16.7 Hot Tubs, the location of a hot tub should be placed in an inconspicuous area away from the direct view of public or private rights-of-way and should be screened using vegetation to a minimum height of 2 feet above the top edge of the hot tub to adequately shield the occupants of the hot tub.

The committee concluded that the screening was insufficient and requested the Owners consider installing conifer trees staggered.

**Motion made by Ernie Chappell to deny the release of the Landscaping Performance Deposit due to insufficient hot tub screening; seconded by Vanessa McGuire.**

b. **Single-Family, New Landscaping Extension Request**

BSOA #02722 Westie Wheatie, LLC

Subdivision: Aspen Groves

Legal: Block C, Lot 22

Street: 225 Pine Cone Terrace

Dave McCaffery, Member, spoke on behalf of adjacent neighbors, to express concern regarding the pace and amount of time the project is taking noting that the construction has been negatively affecting the neighborhood.

The Performance Deposit was received on November 6, 2023. An Extension for the completion of Construction was approved on June 6, 2024.

Staff confirmed that the Construction portion of the project has been completed.

Owner, Chrissy Galovich, requested, in writing, an Extension for new landscaping and driveway installation. Staff confirmed the Owner has been reviewing final bids for landscaping and that the driveway installation was stalled due to concern regarding 3Rivers fiber optics installation.

**Motion made by Ernie Chappell to approve a Construction Extension for the driveway to November 1, 2025, and a New Landscaping Extension to June 30, 2026; seconded by John Seelye. Motion passed unanimously.**

**c. Single-Family, New Landscaping Extension Request**

BSOA #06045A Wiesner Investments, LLC

Subdivision: Cascade

Legal: Block 2, Lot 45A

Street: Little Thunder Rd.

Staff presented an Extension for New Landscaping.

The Performance Deposit was received on August 3, 2022. Staff confirmed the construction was completed and the construction portion of the Performance Deposit was released on March 19, 2025.

Michael Wiesner, Owner, reported he could not find a landscaping company that had availability for this summer. Staff noted the vicinity of the home is in Upper Cascade and has a shorter growing season.

**Motion made by Ernie Chappell to approve the New Landscaping Extension to June 30, 2026; seconded by John Seelye. Motion passed unanimously.**

**d. Single-Family, Project Past Due**

BSOA #05109A Lisa Marino

Subdivision: Sweetgrass Hills

Legal: Block 1, Lot 9

Street: 2600 Two Gun White Calf Rd.

At the August 21, 2025, the BSAC made a Motion for staff to file a Lien with Gallatin County on Lisa Marino's property located at 2600 Two Gun White Calf Rd. for violating BSOA Governing Documents and failing to meet a Project Completion Date.

Staff reported a Lien must be tied directly to a fine and not to a violation itself.

**Motion made by Vanessa McGuire to rescind the Lien and begin daily fining if an asphalt driveway has not been installed by June 30, 2026; seconded by Ernie Chappell. Motion passed 4:1.**

- e. **Single-Family, Minor Alteration After-the-fact**  
BSOA #05435 Sukin Revocable Trust  
Subdivision: Sweetgrass Hills  
Legal: Block 4, Lot 35  
Street: 315 Chief Joseph Trail

Staff presented a Minor Alteration, After-the-fact, roof replacement. Jack Sukin, Owner, reported the roof was leaking causing interior damage and was not aware the project required a BSAC review. The Owner confirmed the new material will match the previous asphalt shingles and there will be no changes to the design. It was reported that construction was taking place over the weekend and outside of designated hours.

**Motion made by John Seelye to approve the submittal contingent of the applicant paying an After-the-fact fee of \$100.00; seconded by Ernie Chappell. Motion passed unanimously.**

- f. Community, Huntley-Kern Pond  
BSOA #05109A Benefit Big Sky  
Subdivision: Meadow Village  
Legal: S36, Lot 1, ACRES 5.221, COS I-12-E TR A REMAINDER  
Street: Little Coyote Rd.

Staff reported the storage pod located at the Huntley-Kern Pond will be removed no later than September 15, 2025.

- g. Staff met with Chad Wilson, Boyne, to discuss Mountain Village Covenants and dark-sky compliant lighting. Mr. Wilson confirmed he is currently working to develop Design Regulations for the Mountain Village Subdivision, and BSOA Staff are working on a jurisdiction-wide dark-sky compliant resolution.

**6. Adjourned** - The Chair adjourned the meeting at 9:55 AM.

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John Seelye, Chair