



**Architectural Committee Meeting Minutes – October 23, 2025**

<p><b><u>BSAC/Staff in Attendance:</u></b> John Seelye, Chair Vanessa McGuire Dave McCaffery Ernie Chappell Holly Coltea Lisa Chase</p>	<p><b><u>Guests in Attendance:</u></b> Bruce Pallante Tory Cyr Katie Grimm Kenny Holtz</p>	<p><b><u>Project Attending For:</u></b> #07107 2360 Yellowtail Rd. #07107 2360 Yellowtail Rd. #07107 2360 Yellowtail Rd. #07107 2360 Yellowtail Rd.</p>
<p><b><u>BSAC Joining Virtually:</u></b> George Mueller Gina Dee Les Hopper</p>	<p><b><u>Guests Joining Virtually:</u></b> Tom Berkley Colleen Kenedy Ron Bussinger Kate Scott Brian Wheeler Chad Wilson Michael Pitcairn Ted and Sarah</p>	<p>#07107 2360 Yellowtail Rd. #07107 2360 Yellowtail Rd.</p>

1. **Call to Order** - The Chair called the meeting to order at 9:02 AM.
2. **Membership Forum** - None
3. **Multi-Family Condominium – New Construction Extension**
  - a. BSOA #07107 MN Yellowtail Partners, LLC  
Subdivision: Meadow Village  
Legal: Yellowtail Residences Condo, S36, T06 S, R03 E, Condo Master  
Street: 2360 Yellowtail Road

Staff presented a request for the Extension of New Construction for Building 3, 2 & 1 of the Yellowtail Condominium Multi Family residences. Tom Berkley, Director of Development and Construction at Outlaw Real Estate Partners, attended the meeting on behalf of the Owners.

Kenny Holtz, Partial Owner and former Project Manager, attended the meeting in support of an Extension for existing approvals.

Mr. Berkley presented an email from the Owners; Mark Fritz, Chief Manager, Mike Hutchinson, Asst. Chief Manager, and Scott Buskar, Treasurer, confirming the change of Project Manager from Kenny Holtz to Tom Berkley of Outlaw Real Estate Partners. Staff will obtain a signed Project Representative Form after the meeting, for records.

**Motion made by Dave McCaffery to accept the email forwarded from Tom Berkley stating that Outlaw Real Estate Partners is the new Project Representative for MN Yellowtail Partners, LLC; seconded by Ernie Chappell. Motion passed unanimously.**

Staff presented a request for an Extension for the construction of duplex buildings 3, 2 & 1 (phase 1).

The Approved Plans for the Yellowtail Condominiums Subdivision included 35 residential condo units on approx. 3.7 acres parcel located at the end of Yellowtail Road: 6 duplex-style condominiums, and 2 multi-family buildings that would have 23 single level condo residences.

At the November 7, 2024, meeting, BSAC made a Motion to extend all previously made Approvals until November 1, 2025.

Mr. Berkley provided the following estimates for completion of 'phase 1:'

**Building 3** ~ Complete

**Building 2** ~ 6 Months to completion

**Building 1** ~ 9-12 months to completion if approved

Mr. Berkley noted that when Outlaw Real Estate Partners got involved in the project, they ceased all construction for buildings 2 & 1 as they assessed costs, scheduling and viability. Building 3 has been completed less landscaping. The exterior of building 2 has been completed and the interior and landscaping are estimated to be completed in May 2026. The construction of corner duplex building 1 has not yet started.

Mr. Berkley confirmed that the Owners will not be pursuing the multi-family buildings and may be reengineering the site plan, which may take up to 9 months. Staff recommend the BSOA deny an extension for building 1 of 'phase 1' and discontinue further development, as the site plan as approved, will not be executed.

Adjacent Neighbor, Katie Grimm, attended the meeting to express concerns that the vegetation on her property (Lot 32) has been disturbed by the project, and the Lot pins that identify her property boundary have been removed. The committee requested Mr. Berkley address remediation of any disturbed area on Lot 32, in the spring.

**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:**

- a. Revise and isolate fencing to contain building 2 & 3 only by November 23, 2025.
- b. Remove all modular pods and staging of by November 23, 2025.

- c. Reclamation plan for site disturbance due by April 30, 2026 (to include remediation of Lot 32 boundary) and executed by June 30, 2026.
- d. The Owner will be subject to fines after November 23, 2025, for failure to move fences and/or remove modular pods.

#### **4. Meeting Adjourned**

**Motion made by John Seelye, Chair, to adjourn the meeting at 10:15 am; seconded by Ernie Chappell. Motion passed unanimously.**