**Architectural Committee Meeting Minutes – November 6, 2014**

**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance Guests in Attendance**

Brian Wheeler, Chair

Trever McSpadden (phone)

Gary Walton

Kenny Holtz

Suzan Scott

Dawn Smith

Janet Story

**1. Membership Forum –** None.

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:11 am.

**3. Minor Project Review**

BSOA #02503 Wilkison– Dog Run

Legal: Lot 3 Block A Aspen Groves

Street Address: 336 Autumn Trail

Staff presented the application for relocation/expansion of a dog run. Notes was that the current materials will be reused and additional materials matching the existing deck and dog run will be used for additional. Staff noted that the proposed area of improvement is on the rear of the house, using the house wall as part of the structure thus it is not a free standing dog run in the rear yard. The new area will be less visible from the road than the current area. Kenny Holtz made a motion to approve the application as submitted, Gary Walton seconded the motion. Janet Story stated that her clients on the adjacent lot may be able to see the dog run and it should have additional screening. The BSAC discussed that since no vegetation was being removed and the visibility would be the same if it were a deck expansion, that the existing trees are adequate. Kenny Holtz made an amendment to the motion finding that the materials match existing deck and that no additional landscape screening is necessary. Gary Walton seconded the amendment. Motion passed unanimously.

BSOA #02716 Blake– Hot Tub Platform

Legal: Lot 16 Block C Aspen Groves

Street Address: 243 Nordic Lane

Staff presented the proposal for addition of a wooden hot tub platform and walkway fro existing deck to the hot tub area. As the lot is densely wooded and the location of the hot tub is on the rear of the property and not visible from any adjacent neighbors or from the road and the placement of the hot tub is such that the house provides screening, no additional screening is necessary. Kenny Holtz made a motion finding that the existing tree density of the lot meets the intent of screening, the application is approved as submitted, Gary Walton seconded the motion. Motion passed unanimously.

**6. Staff Report**

1. **BSAC Update –** Staff updated committee on upcoming meetings.
2. **Covenant Compliance -**
3. **Performance Deposit Tracking Sheets –** Staff noted recent changes, a lot of projects are finishing and money is being returned.
4. **Discussion –** BSAC discussed adding landscaping to the topics for the retreat.
5. The next meeting is November 20, 2014.

**7.** **Adjourn –** Kenny Holtz made a motion to adjourn the meeting of the BSAC at 8:42 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair