

# BELL CANYON ASSOCIATION **MINUTES**

## **Architectural Committee Meeting – Tuesday, November 14, 2017**

**Members Present:** Keir Milan (voting), Peter Carniglia (voting), Daniel Burgess (alternate)

**Member Absent:** Ray Jadali

**Others Present:** Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Yossi Kviatkovsky, David Chai, Joe Hovsepian, Ian Shrago, Ken Bondy

The meeting was called to order at 7PM

The minutes of October 10, 2017 AC were approved.

**OPEN FORUM** (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

**Hovsepian, 10 Morgan:** Joe Hovsepian at 10 Morgan was present to express the following concerns regarding the ongoing grading work at 155 Saddlebow.

1. the owner of 155 Saddlebow cut-off his irrigation line and several trees in his backyard were removed without his knowledge;
2. a retaining wall is being built less than 10 ft. from the setback;
3. is not clear if excess water/rain will drain into their driveway;
4. workers drive too fast;
5. per Easement Agreement driveway is not to be used for parking vehicles but only as a right of way;
6. their address should not be used for delivery of construction materials.
7. he would like the owners to plant back the trees that they cut down.

The AC requested him to put all his concerns, especially the 10 ft. set back issue, in writing and send it to the AC for review and discussion. The AC will act on his concerns/grievances.

### APPOINTMENTS

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**NONE**

### PLAN SUBMITTALS

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**David-Chai, Lot 505, 67 Ranchero Rd.** David Chai was present to follow upon on his Change Order #2 County approved Grading Plan and proposed Landscape Plan submittal. The AC coordinator's letter to David was referenced during the meeting. It was the consensus of the AC to accept the revised landscape plan submittal during the meeting. Regarding his grading plan, the consultant's review will be sent to him the following morning.

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**Fata, Lot 740, 36 Flintlock Lane:** The AC discussed the consultants review on the latest drawings for a New SFR and Grading Plans submitted on October 25, 2017. The consultants review, site plan, retaining wall exhibits and AC concerns were referenced during the meeting. It was the consensus of the AC to grant preliminary approval on the plans subject to complying with the conditions stated on the consultants' review regarding the retaining wall's height and length.

### **RATIFICATION**

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**Bruder, Lot 710, 283 Bell Cyn. Rd.:** The AC discussed the Civil Engineer consultant's review and recommendation. It was the consensus of the AC to grant final approval on the County approved Grading Plan.

**Talebian, Lot 151, 123 Buckskin Rd.** The AC discussed the architectural consultant's review and recommendation. It was the consensus of the AC to grant final approval on the County approved New Single Family Residence Plan.

### **EXECUTIVE SESSION**

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**AC plan submittal procedures**

**The meeting was adjourned at 8:45pm**

**Next Architectural Committee Meeting:  
December 12, 2017**