

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, October 11, 2016

Members Present: Ray Jadali (Chair), Keir Milan (voting), Steve Kent (voting), Peter Carniglia (voting)

Others Present: Mike Klein, Darius Gandhi, Mohamad and Nooshin Tabatabai, Ginger and Daniel Oldham,

The Meeting was called to order at 7:00PM

OPEN FORUM

The AC Minutes for September 20, 2016 were approved.

Ginger and Daniel Oldham – They asked the AC for the latest update on 9 Wagon and 67 Ranchero. They are not directly adjacent to these properties, however, whatever grading or building takes place on either properties affects their view. The AC advised them that they can inspect the plans for both properties any time at their convenience. They are also welcome to send their observations to the office for AC review.

APPOINTMENTS

7:10 Reingold, Lot 728, 9 Wagon Lane – Leon Reingold did not come for his appointment.

7:20 Klein, 109 Buckskin Rd. - Mike Klein and Darius Gandhi were present to discuss the revised County approved Single Family Residence Plan. They presented the renderings to the AC. They informed the AC that this the design of the house they want to build. They have redone the plans, modifications were made, the old plan was updated to new codes, a metal roof will be used instead of a tile roof which is not visible from the street. It was submitted and approved by the County. The AC advised them to submit an electronic and hard copy of the complete set of plans. Their plans will be forwarded to the consultants for review and verification and also neighbors will be notified that they may review plans for comment.

7:30 NONE

PLAN SUBMITTALS

Kadish, Lot 164, 47 Buckskin Rd. – The AC reviewed and discussed the Application for Temporary Interference with Easement. Notification letters were sent to neighbors and utility companies. The AC also discussed the request to start grading in the portion of land far from the swale. This request will need further review and discussion.

Tabatabai, 155 Saddlebow and 208 BCR: Mohamad and Nooshin Tabatabai were present and submitted the County approved Grading Plans for the properties at 155 Saddlebow and 208 BCR. They informed the AC there is a need to move dirt from 208 BCR to 155 Saddlebow Road. They were advised that plans will have to be first

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reviewed by the consultants for compliance and consistency, as well as how it will impact the community.

McHugh, 63 Flintlock Lane: The AC reviewed and discussed the Preliminary Guest House Plan submitted on October 7, 2016. The rendering was referenced during the discussion. It was the consensus of the AC to send the plan to the Architectural consultant for review.

DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

Brachot, 47 Dapplegray Road: The AC discussed a Request for Concrete Truck to complete their slab and complaints from neighbors. The AC approved the concrete truck access. It was the consensus of the AC to recalculate the number of truck trips; request additional fees, and coordinate with the Architectural Consultant.

Koshy, 40 Saddlebow Road: The AC noted that the room addition/enclosed patio is nearing completion despite a stop work order in effect. However, the County approved plan and permit has not been submitted and the AC has not granted final approval. The County report showing date of issuance of permit and picture of current patio were referenced during the discussion. It was the consensus of the AC to send the owner a letter requesting the County approved plans.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting was adjourned at 8:15pm

Next Architectural Committee Meeting:

October 24, 2016