

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, September 20, 2016

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

Others Present: Bruce Needleman, Dimitry & Ionna Kumar, Miodrag Nikolic, Mike Nolan, Jack Magers, Chiedu Chijindu, Leon & Marina Reingold, Ian Shrago, Jim and Gabrielle Zembo, Laura Noble, Eugene Karpus, Maria Roberts, Susan Moseley, Chuck Kadish

Call the meeting to order at 7 PM

OPEN FORUM

The AC Minutes of August 9, 2016 were approved.

Bruce Needleman, 41 Dapplegray; Jim and Gabrielle Zembo, 43 Cinch Rd & Eugene Karpus, 35 Cinch: – Were all present to express their concerns regarding the ongoing construction at 47 Dapplegray for more than a year now. Concerns such as constant pounding, dust, 1500 truckloads of dirt import, are not able to use their pool, no privacy since workers are peering through the fence, trash, drainage issues, hillside is not properly done. According to the AC these issues are not acceptable. The AC requested the concerned neighbors to submit their top 5 issues they wanted to be corrected and/or taken care of by the AC.

Miodrag Nikolic, 72 Saddlebow: Wants to find out what type of house was built at 73 BCR. He is questioning about the type of roof that was used for this house. He is aware that only roof tiles are permitted in Bell Canyon.

Magers, 5 Rancho Rd. - Jack Magers was present to consult with the AC regarding the neighbor's fence encroaching 15 ft. into his property. He was advised that there is such a thing as Argument on Prescriptive easement. It was the consensus of the AC that he should forward his concerns to the HOA General Manager for review and discussion by the Board.

Noble, 5 Wagon Lane – Laura Noble would like an update on what is happening at 9 Wagon. She suggested that if there are new plans to be submitted, the neighbors should again be notified and the plan will not alter the topography of the land.

APPOINTMENTS

7:10 Reingold, Lot 728, 9 Wagon Lane. Leon and Marina Reingold, and Ian Shrago were present to follow-up on the AC's response to their letter dated Sept. 6, 2016. Leon asked the AC the same question on the number of trucks that are allowed to enter Bell Canyon. He reiterated that he asked this question 5 times and the AC has not given him an answer. He also would like to have a copy of the review and findings of the AC Consultants and what are the clues the AC can give him for his project. According to Peter the dirt question will not be dealt with as expected. The AC denied their project based on the 5-point reasons. The Board reviewed and voted 6:1 and

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denied their project. This project has been rejected. They were requested to resubmit a new plan. The AC can give them a proposal such as building along the topography of the land, but the AC cannot design the plan for them. The AC also advised them that they can appeal to the Board through an Alternative Dispute Resolution (ADR). They can file and submit an ADR and appeal their case to the Board.

7:20 Roberts, Lot 557, 37 Sage Lane: Maria Roberts was present to express her concerns regarding retaining wall along driveway and encroachment on the easement. She provided pictures to the AC for their information. She is looking for amicable solution to the dirt, dust, debris, broken fence, undermined grading, in the event the structural engineer will find cracks in her house, she wants these things corrected. The AC advised her they are aware with what was happening and they required the owner to submit an Application for TIWE and submit the proper engineered plans for the driveway and retaining wall. Plans were submitted to the County and received approval.

7:30 Bogorad, Lot 486, 25 Rancho Rd. Darren Seiden on behalf of the owner, Yvonne Mader-Bogorad, was present to resolve architectural standards violations for an unpermitted animal shelter and corral. The letter from the BCA was referenced during the discussion. He advised the AC that they got rid of the goats and the rooster. He informed the AC that the corral is about 200 feet from the property and is not visible from the street. It was the consensus of the AC that the corral can remain since it is not visible from the street. He was advised by the AC to talk to their neighbor and find out how they can correct the corral that way it does not cause any inconvenience to them.

PLAN SUBMITTALS

Kamar, Lot 556, 33 Sage Lane: Dimitry and Ionna Kamar were present to request the AC to grant approval to start building the retaining wall along the driveway as required by the County. Per Dimitry, they had done everything that was being requested by the AC, requirements from the various County departments were submitted. Based on the email from the County they are required to build the wall by Oct. 1st. He was advised that if the Structural Engineer findings show that construction of the driveway caused cracks to their neighbor's house, they are facing claims for potential damages. The AC reiterated their request to install a wheel wash at the entrance of the driveway and provide screen planting once the retaining wall is built. It was the consensus of the AC to request the Kamar's to resubmit the Application for TIWE together with the approved County Retaining Wall Plan. The AC Coordinator was tasked to request the BC Gen. Manager to schedule, if possible, an emergency meeting with the Board before Oct. 1st to approve the Application for TIWE in order to comply with County requirements.

Pressman, Lot 220, 30 Buckskin Rd.: Jeff Pressman was not present at the meeting to update the AC on issues he encountered with the Planning Department in regards to his garage addition.

Moseley, Lot 179, 133 Buckskin Rd. – Susan Moseley and her pool contractor, Paul were present to discuss the Pool and hardscaping plan submitted on August 25, 2016. There were no comments/feedback from neighbors. The rendering of the pool was referenced during the discussion. It was the consensus of the AC to grant Preliminary

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Approval. Final Approval is subject to the receipt of the final county approved pool plan, both in electronic and hard copy, completion of all necessary forms and the payment of all fees and deposits.

Kadish, Lot 164, 47 Buckskin Rd. Chuck Kadish was present to discuss the County approved Change Order for Grading Plan and new SFR Plan submitted on September 9, 2016. The Change order request was approved by the County. The Change Order/Revised Grading Plan was sent to the Civil Engineering consultant for review. The County permit was referenced during the meeting. The owner was requested to submit an Application for TIWE since the swale will intercept from the neighbor's property into the easement for the review of the AC and recommendation to the Board for approval. A drainage and compaction report, and upper drainage system should also be submitted. He was advised to contact the Civil Engineering Consultant regarding compaction and drainage. The AC has no objection and since the dirt will be moved there, there are items that are missing such as preferred drainage methods, catch basin, minor requirements, and will it not change the parameters of his plans.

Demichele, Lot 555, 33 Sage Lane: The AC reviewed and discussed the Timeline schedule for the construction of the pool. The AC needs to further discuss the timeline schedule and the owner will be notified of their decision.

DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

Magers, Lot 490, 5 Rancho Rd. Jack Magers was present to consult with the AC regarding the neighbor's fence encroaching 15 ft. into his property. Survey and proposed SFR attached. See Open forum for discussion.

Brachot, Lot 336, 47 Dapplegray: Concerns of neighbors regarding erosion control, unfixed fencing, etc. See Open forum for discussion .

The meeting was adjourned at 8:50pm

Next Architectural Committee Meeting:

October 11, 2016