

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, August 11, 2015

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

Member Absent: Keir Milan

Others Present: Ronald & Leah Marks, Chuck Kadish, Joseph & Setta Hovsepian, Attorney for the Hovsepian's, Bernard Levin, Elad Brachot, Nir, Leon & Marina Reingold, Dan Goodman

OPEN FORUM

AC Minutes of July 14, 2015 AC approved

APPOINTMENTS

7:15 Brachot 47 LLC, 47 Dapplegray Road: Elad Brachot, Nir and his contractor were present to discuss the Change Order/updated Grading Plan and the present condition of Cinch Trail. The updated grading plan was referenced during the discussion. The AC expressed their concerns regarding the trail being excavated all the way to the fence line. According to the AC it was noted on the grading plan to contact the neighbor for fence encroachment. It was the consensus of the AC that the owners should put the trail back to its original condition, no structure should be built along the trail, repair/replace the fence of the neighbor damaged during grading, and they should speak with the neighbor regarding moving the fence to the property line. They were advised that an AC member will visit their property and make a final recommendation.

7:30 Marks 143 Saddlebow, Hovsepian 9 Morgan & Levin 6 Morgan:
Ron and Leah Marks were present to express their concerns regarding the proposed new SFR plans, specifically concerning privacy and view obstruction. He suggested that the proposed house should be moved to a different location in the lot. Ron Marks invited the AC to come to his house and see how the lot looks like from his property.

Joseph & Setta Hovsepian together with their attorney were present to express their concerns regarding the use of the easement along Morgan Rd. as their driveway which will disturb their privacy. According to the Hovsepian's the agreement granting the easement was fraudulently recorded. Per their Attorney the issue is regarding the use of the easement was granted illegally.

Bernard Levin was present with the same concern regarding the use of the easement as their driveway. The driveway entrance is right on his backyard.

The AC concluded the discussion and thanked the residents for bringing their concerns to the AC's attention. The AC advised all concerned residents that this matter should be resolved in court and once resolved should notify the AC of the

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court resolution. They were assured the plans have not been approved yet. They were also advised that the AC will request for the opinion of the Bell Canyon attorney regarding the use of easement as driveway and will be advised accordingly.

7:45 Payne, Lot 627, 133 Saddlebow: Jeff Payne was present to discuss the proposed Guest House and concerns from the AC. He was informed that the guest house should not be built like it will look like a separate house. It was the consensus of the AC that the architect should revise the drawings and come up with simple designs and submit this to the AC for review. The AC suggested an L-shaped guest house that is attached to the main house.

PLAN SUBMITTALS

Kadish, Lot 164, 47 Buckskin Road: Chuck Kadish was present to discuss the concerns received from the neighbors at 43 Buckskin. He would like to resolve the issues at the earliest possible time since the County will require for the preliminary approval from the AC. The AC requested that the plan check corrections/comments should be submitted for record purposes. It was the consensus of the AC that the neighbors should be invited to meet the AC and Chuck Kadish. It was suggested to schedule the meeting before the Board of Directors meeting on Thursday, August 13th. An invitation letter will be sent to the neighbors immediately.

Note: On August 13th @ 6:30PM Steve Kent, Peter Carniglia and Chuck Kadish met with the neighbors at 43 Buckskin and their concerns were discussed.

Aref, Lot 633, 167 Saddlebow Road: The AC reviewed the revised new SFR submitted by Omar Nassery, on behalf of the owners, on July 29, 2015 incorporating the missing information the AC has noted on the preliminary plans previously submitted. It was the consensus of the AC that there are still missing information that needs to be noted on the plan.

Bergersen, Lot 685, 80 Saddlebow Road: The AC reviewed the Proposed Horse Stable sketch submitted on July 24, 2015. It was the consensus of the AC to deny granting approval due to some missing information such as roofing and fencing material description.

Shahawi, Lot 631, 159 Saddlebow: The AC further reviewed and discussed the conceptual drawings for a new SFR Plans submitted on July 13, 2015. The AC noted that the drawing has to be redesigned based on AC standards. It was the consensus of the AC to invite the Architect to the next AC meeting.

Einhorn, Lot 515, 10 Wagon Lane: The AC reviewed the County approved Solar Panel Plans submitted on July 22, 2015. There were no comments/feedback received from the neighbors. It was the consensus of the AC to grant Final Approval subject to the completion of all necessary forms and the payment of all fees and deposits.

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Kretzmer, Lot 203, 8 Buckskin Road: The AC reviewed the Solar Panel Plans submitted on July 28, 2015. There were no comments/feedback received from the neighbors. It was the consensus of the AC to grant Preliminary Approval. Final approval is subject to the receipt of the county approved Solar Panel Plans, completion of the necessary forms and the payment of all fees and deposits.

Waugh, Lot 325, 8 Cinch Road: The AC reviewed the Solar Panel Plans submitted on July 30, 2015 as well as the comments/feedback received from a neighbor. It was the consensus of the AC to send Mr. Waugh a letter requesting an alternative for the location of the panels.

Reingold, Lot 735, 9 Wagon Lane: Leon and Marina Reingold together with their architect, Dan Grossman were present to discuss the proposed new Single Family Plan submitted on August 7, 2015. The initial findings were referenced during the discussion. It was the consensus of the AC to deny preliminary approval at this time until the following items stated on the initial findings have been submitted. A copy of the initial findings was given to the owners as a reference in revising the plans.

DEVIATION APPLICATION

NONE

RATIFICATION

Johnson, Lot 130, 214 Bell Canyon Rd.: The AC reviewed the County approved Living & Dining Rooms Plan submitted on July 30, 2015. There were no comments/feedback received from the neighbors. It was the consensus of the AC that Final Approval is pending subject to the submittal of the county permit.

Glassman, Lot 68, 73 Bell Canyon Rd.: The AC reviewed and discussed the County approved Fire-Rebuild SFR Plans submitted on August 11, 2015. There were no comments/feedback received from the neighbors. It was the consensus of the AC that as a pre-requisite to final approval, an alternative color to the proposed roofing material should be submitted.

OTHER BUSINESS

Demichele, Lot 555, 15 Sage Lane: The AC reviewed and discussed the initial findings regarding the request for refund of construction deposits. Pictures taken of the property were referenced during the discussion. It was the consensus of the AC that the request for refund needs further review and evaluation and a final recommendation is needed prior to granting the refund. The owner will be notified of the AC decision once a final recommendation has been determined.

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VIEW OBSTRUCTIONS

134 Dapplegray Road: The AC further discussed the non-compliance to IDR signed by both neighbors, 134 Dapplegray and 130 Dapplegray regarding overgrown trees and hedges which are obstructing the view. It was the consensus of the AC to invite both neighbors to the next AC meeting and request them to bring current pictures of the overgrown trees and hedges.

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting was adjourned at 8:45pm

**Next Architectural Committee Meeting:
September 8, 2015**