

**Board of Directors General Meeting  
April 20, 2017  
Agenda**

1. **7:00 PM – CALL TO ORDER**
2. OPEN FORUM
3. APPROVAL OF MINUTES
  - a. March 9, 2017
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
  - a. Entry
6. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
  - a. Committees
    - i. Architectural
      1. Application for Deviation – Lot 52
      2. Volunteers for alternate AC member
      3. Mailbox standards
    - ii. Governing Documents
  - b. Subsidiaries
    - i. BCCC
    - ii. BCEC
      1. Property condition assessment
      2. Update
7. TREASURER’S REPORT
  - a. 2015-16 Audit
  - b. 2018-19 Draft Budget
8. CONTINUING BUSINESS
  - a. SSFL – DOE Draft Environmental Impact Statement
  - b. Entry/Access Rules – Procedures
  - c. Speeding and stop sign rules, stop signs, crosswalks, horse crossing
9. NEW BUSINESS
  - a. Water Board Advisory Committee resolution
  - b. Zip code for Bell Canyon
  - c. Board vote on authorizing lien for delinquent assessments
10. ADJOURNMENT

BELL CANYON ASSOCIATION  
**Board of Directors General Meeting Minutes**  
March 9, 2017

CALL TO ORDER - The meeting was called to order at 7:05 PM by President Eric Wolf.

MEMBERS PRESENT - President Eric Wolf, Secretary Frank Sarabia, Treasurer Richard Levy\*\*, Second Vice President Geoff Abadee, Barry Schehr, Mike Klein, Lisa Riccomini, Kevin Keegan

\*\*Joined the meeting at 7:31

ABSENT – Vice President Steve Kent

OTHERS PRESENT - Diane Rossiter, General Manager

Eric opened the meeting by acknowledging owner Dustin Glodney, who is a CERT member and handled traffic control for a fatal accident of a tree service worker last weekend.

OPEN FORUM – None

APPROVAL OF MINUTES

\*Frank made a motion to approve the February 9, 2017 meeting minutes. Eric seconded the motion.       Approved

REPORT OUT OF EXECUTIVE SESSION

At the February 9, 2107 meeting, the Board approved the January executive session minutes. The Board reviewed current litigation and a settlement the insurance company had made for a lawsuit originally filed in 2012. The Board decided to require a demand from a lender on a property foreclosed on by the Association for delinquent assessments so that the property can be sold. The Board held a disciplinary hearing on overnight parking and made a decision for disciplinary action and directed that a warning letter be sent to an owner for improper use of the resident lane. The Board reviewed the delinquency report.

MANAGEMENT REPORT – The Board reviewed three street sweeping bids.

\*Eric made a motion to select GI Services for \$1,960 per month with a 30 day cancelation clause. Kevin seconded the motion.       Approved

The Board agreed that shuttle van service paid for by the Association and trail rides without insurance were closed to further discussion, per attorney's advice.

-Landscape – the Board discussed bids and agreed that lighting could be done separately from landscaping.

\*Kevin made a motion to approve up to \$15,000 for lighting the pepper trees. Eric seconded the motion. The Board discussed.       Approved

-Additional gate and arm loops are needed to prevent problems in operating the entry arms/gates system. The Board reviewed three bids for the work.

\*Frank made a motion to approve CG to install the loops. Lisa seconded the motion. The Board discussed. Approved Barry abstained

#### COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS

**Governing Documents** – Chair Michal Glassman reported. Eric acknowledged him for his involvement in this important and difficult endeavor. Michael invited owners to join them at their meetings. He wants to use e-blasts to communicate to owners.

\*Kevin made a motion to allow the committee unfettered access to e-blasts to the community. Barry seconded the motion. The Board discussed. Failed

The committee's e-blasts will be provided to the office and sent out.

**BCEC** – the property condition assessment was discussed.

Frank stated that PSI will amend the report for missing elements. The GM will make a request to include several other elements of the facility.

#### TREASURER'S REPORT

**2015-16 Audit** – Richard explained that the audit should be approved and recommended that the Board approve it.

Barry explained that he felt some revisions are needed before approval. The Board postponed the decision until next month.

#### UNFINISHED BUSINESS

**Construction management bids for BCCC redevelopment** – Eric asked that this decision be postponed until it is closer to the project start.

**SSFL – DOE Draft Environmental Impact Statement** – the Board reviewed an overview Memo provided to the Board by environmental consultants, Aqualogic.

\*Eric made a motion that the Board respond within the next 20 days by sending a cover letter written by Aqualogic on BCA letterhead regarding the need for a risk assessment to the DOE and all relevant agencies and that the EIS is deficient in its findings and doesn't assess the risk to Bell Canyon and surrounding communities. This will accompany the Aqualogic Memo. A cover letter to residents will also be written. Mike seconded the motion. The Board discussed.

Approved

**Entry/access Rules-Residents** – Board agree that rule enforcement will go into effect June 1 with outreach and communications to owners to alert them well in advance.

#### NEW BUSINESS

**Stop signs rules and additional stop signs and crosswalks** – Richard explained that drivers in Bell Canyon frequently run through stop signs. Richard suggested that the Board develop failing to stop at stop sign rules and use handheld cameras and radar by volunteers to video residents running stop signs. The Board discussed. The Board discussed installing cameras on street lights. Richard will bring draft rules for Board review at the next meeting.

-Stop signs - Lisa suggested that a new stop sign is needed on BCR at Flintlock and on Hackamore at Baymare, both directions. From a beautification standpoint Eric wants to spread the entry station look through the community by adding crosswalks that mimic the look of the entry pavers. He also wants to add a horse crossing on BCR. Eric wants new signs to be an element of the community.

\*Lisa made a motion to have two stop signs at Bell Canyon and Flintlock and at Hackamore and Baymare, pending an engineer's review. Frank seconded the motion. This would be checked by

a traffic engineer before proceeding. The Board discussed. Richard suggested that Roundup be chosen for the location of the stop signs on BCR. The engineer will review the locations and provide guidance on correct locations. Approved

\*Lisa made a motion to have raised crosswalks at Hackamore across Bell Canyon and at Baymare across Hackamore. Eric seconded the motion. Approved

\*Lisa made a motion that a horse crossing at Roundup across Bell Canyon road be installed, pending traffic engineer's review. Geoff seconded the motion. Approved

\*Lisa made a motion to obtain approval of \$15,000 for special signs. Geoff seconded the motion. Sign plan to be presented to the Board for approval. Approved

\* Frank made a motion to authorize ALS to file liens on ALS accounts # 2017-4172 and 2017-4172 for delinquent assessments. Richard seconded the motion. Approved

The meeting was adjourned at 9:04 pm for the Executive Session.

APPROVED: \_\_\_\_\_  
Frank Sarabia, BOARD SECRETARY

## BELL CANYON ASSOCIATION **MINUTES**

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

**Member Present:** Ray Jadali (Chair)

**Members Absent:** Keir Milan, Peter Carniglia

**Others Present:** Steve Kent (Board Liaison), Eric Wolf (Legal Liaison), Ginger and Daniel Oldham, Laura Noble, Mike Klein, Chuck & Eleanor Kadish, Dan Grossman, Nir Glycher, Jim and Gabrielle Zembo, Coby & Dr. Steve Kibrick, Warren Weiss, Scott & Cindy Sand, Vick Mansourian, Ohaness Khatcherian, David Chai, Leon Reingold, Omar & Farida Nassery

The meeting was called to order at 7:00PM despite the lack of quorum.

The January 10, 2017 AC Minutes were approved during the teleconference meeting held on February 17, 2017 by the AC members.

#### OPEN FORUM

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**Surrounding neighbors of 9 Wagon.** Ginger and Daniel Oldham together with a few surrounding neighbors of 9 Wagon Lane were present to express their concerns about the grading work that has started at 9 Wagon. She stated that they sent several communications to the AC dated February 6, 2017 and January 10, 2017 and these were referenced during the discussion. According to her they asked the AC for certain things such as better communication; inspection of the plans submitted which they did not have the opportunity before to inspect; put up markers so they know what to expect with regards to cut and fill; trucking schedule, protection of the ridge lines; and potential damage to property. They were advised by Ray Jadali that the County put a stop work order and as of now only erosion control work is being performed on the property. Leon Reingold, the owner of the property at 9 Wagon was present and advised his neighbors that only erosion control work is being done, story poles can no longer be provided, and he is experiencing trespassing issues and requested people present to stop coming to his property. Ginger informed the AC that she met with Leon at the job site and was informed that the County requires that the land to be compacted.

#### APPOINTMENTS

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**7:10PM - The 47 LLC, Lot 336, 47 Dapplegray Rd.:** Dan Grossman and Nir Glycher were both present to discuss their proposed storm drain pipe connector plan. Jim and Gabrielle Zembo of 41 Cinch Rd. were present as well to let the owners of 47 Dapplegray know that the storm drain connector pipes that will run through Cinch Trail and connect to their storm drain pipe and to the neighbor at 45 Cinch must all be of uniform size. They are requesting the owners to fix the problem of mud flowing into their property during heavy rain. According to Eric, legal liaison, one of his concerns is the amount of water that will run through Zembo's property, and through the storm drain pipe at 45 Cinch. The owners must submit calculations on the total volume of water that will run through the connector pipes until it ends in the storm drain. Ray Jadali advised the owners to submit a plan for all properties that will be affected by the storm drain connector.

**Architectural Committee Meeting – Tuesday, March 14, 2017**

**Shahawi, Lot 631, 159 Saddlebow:** The AC discussed the proposed schematic layout submitted regarding the 2 story concept. The 3<sup>rd</sup> floor would be a basement with no windows. According to the architectural consultant, it does not seem like they changed anything on the layout. The required retaining walls were added as requested. It was the consensus of the AC to invite the owner and engineer to the next AC meeting to further discuss their proposal.

**Chai, Lot 396, 26 Appaloosa Lane:** David Chai was present to discuss the consultant's review on the revised new SFR and grading plans he submitted. The AC expressed their concerns regarding the height of the retaining wall and which will be located in the easement. He advised the AC the 8 ft. wall is close to the slope. The AC required him to submit a retaining wall plan and an Application for Temporary Interference with Easement for the retaining wall. He advised the AC once he gets to the structural aspect of his construction he will submit the retaining wall plan.

**RATIFICATION**

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**Tabatabai, Lot 127, 208 Bell Canyon Road:** The AC granted final approval to the County approved new SFR plans submitted on February 9, 2017. Final approval is subject to posting the required fees and deposits and completion of the construction forms.

**DEVIATION APPLICATION**

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**Sand, Lot 52, 135 Bell Canyon Rd.** Mike Nolan was present to follow up on the AC decision regarding the Application for Temporary Interference with Easement submitted on January 3, 2017. It was the consensus of the AC to recommend the application for Board approval.

The Architectural Committee adjourned to Executive Session to discuss legal issues.

**The meeting was adjourned at 8:30 PM**

**Next Architectural Committee Meeting:**

**April 11, 2017**

**Architectural Committee Meeting – Tuesday, March 14, 2017**

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

**Member Absent:** Steve Kent (Board liaison)

**Others Present:** Eric Wolf (Legal liaison), Daniel Burgess (alternate), Chiedu Chijinka (consultant), Mike Nolan, Omar & Farida Nassery, David Chai, Vick Mansourian, Ohaness Khatchourian, Jack Magers, Ginger Oldham

**The meeting was called to order at 7:04 PM**

**The February 14, 2017 AC Minutes were approved.**

OPEN FORUM

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**Omar & Farida Nassery** presented their proposed house plan for 171 Saddlebow Rd. They would like the AC to review the plan for any missing information before they finalize the plan for preliminary submittal. The final version of the plan will be submitted for the review by the AC consultants. The AC expressed their concerns regarding the size of the garage, the location of the tennis court and yard on top of the garage. They were advised to submit a complete plan both in hard and electronic copies for the review of the AC and consultants.

**Ginger Oldham** wanted to follow up on the response of the AC to their letter of January 7, 2017 regarding the grading/building project at 9 Wagon Lane. Their main concern is the change in the topography of the land. The AC advised her they will send the neighbors a response soon.

PLAN SUBMITTALS

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**Shpizear, Lot 259, 193 Bell Canyon Rd.:** Idan Shpizear was present to request the AC to allow him to install 10-12 panels in front of the house. He informed the AC there is not enough sun at the back of his house due to the presence of oak trees. Putting the solar panels at the back will cause him a decrease in production. The plan also has around 12 panels located on the roof of the guest house. He was advised by the AC that they will further review his plan and will send him a response.

**Khatcherian, Lot 443, 15 Holster Lane:** Vick Mansourian and Ohaness Khatchourian were present to discuss the consultant's comments they received. They advised the AC they got a new architect and revised their plan taking note of the recommendations. They have a new proposed remodel plan; just a conceptual drawing not an engineered drawing. The drawing and rendering were presented, reviewed and discussed during the meeting. The AC requested that the areas with County violations should be clouded on the drawing for the information of the AC. They were also requested to submit a complete set of drawings once approved by the County for the review and approval by the AC.

**Architectural Committee Meeting – Tuesday, February 14, 2017**

DEVIATION APPLICATION

**Sand, Lot 52, 135 Bell Canyon Rd.** The Sands were present to find out about the decision of the AC regarding the Application for Temporary Interference with Easement submitted on January 3, 2017. Ken and Debbie Harrisberger were present to express their concerns and objection to the proposed encroachment of the driveway in the easement due to health issues of their son, their letters to the AC were referenced during the discussion. The Sands advised them that very thick hedge plants will be planted along the driveway to block the noise and dust. They were assured by the Sands that there will be minimal traffic going along the driveway, driveway will be made of concrete pavers, stable will always be kept clean, horse trailer will be parked at the equestrian center, horses will go up right on the trail and will never exit from the front of the house. Per Eric, legal liaison, he will take this issue to counsel for advice. He suggested he will meet with both owners to resolve their issues amicably. AC recommendation is on hold depending on the result of the meeting of legal liaison with the owners.

EXECUTIVE SESSION

**Construction issues. There was no executive session due to lack of quorum.**

**The Meeting was adjourned at 8:20PM**

**Next Architectural Committee Meeting:**

**March 14, 2017**



## Architectural Committee Meeting – Tuesday, February 14, 2017

### PLAN SUBMITTALS

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**Khatcherian, Lot 443, 15 Holster Lane:** The owners together with their architect/engineer were present to inform the AC that they have incorporated the changes in the remodel plan per the consultant's requirements and have submitted the revised plans on Feb. 9, 2017. They said that the items listed in the County Notice of Violations were all noted in the revised plan submitted on February 9, 2017. They were advised by Ray Jadali that their plan was forwarded to the consultant for review to verify that all issues have been addressed prior to granting preliminary approval. The architectural consultant will be requested to communicate with the owners and provide corrections necessary to correct the county violations.

**Klein, Lot 739, 109 Buckskin Rd.:** Mike Klein was present to find out about the AC's decision on his Landscaping Plan and the proposed roof material submitted on February 2, 2017. He was advised that due to lack of quorum, no AC decision will be made at this time.

*Note: The AC approved the landscaping plan and the proposed roofing material during the teleconference meeting held on February 17, 2017.*

**Nassery, Lot 633, 167 Saddlebow Rd.:** Omar and Farida Nassery were present to discuss the Landscaping Plan submitted on January 30, 2017. Coby and Dr. Steve Kibrick were present to express their concerns on the landscaping and currently on the retaining wall they are building in their rear yard. The letter they sent to the AC on February 6, 2017 were referenced during the discussion. Omar advised them they are building planter boxes and will plant hedge plants for privacy. Ray Jadali advised the Kibrick's to screen plant the side of their property to block their view of the new neighbor. He will further discuss the landscaping plan and the retaining wall with the owner.

*Note: The AC during the teleconference meeting held on February 17, 2017 approved the landscaping plan on the condition that screen planting will be provided for privacy issues and an Application for Temporary Interference with Easement for the gas line that will run through the easement should be submitted.*

**Schoenfeld, 10 Corral.** The Remodel Plan submitted on January 23, 2017 was not discussed during the meeting due to lack of quorum. The additional sq. footage is 40 ft. in the kitchen area. Majority of the remodel is interior.

*Note: The AC granted Preliminary approval on the remodel plan during the teleconference meeting held on February 17, 2017 subject to review by the architectural consultant on the area for remodel, additional SF, windows and doors compliance.*

**Barlev, Lot 38, 22 Roundup Rd.** The Landscape/Hardscape Plan submitted on February 3, 2017 was not discussed during the meeting due to lack of quorum.

*Note: The AC approved the landscaping plan during the teleconference meeting held on February 17, 2017.*

## BELL CANYON

### Community Beautification Event Summary | April 1, 2017

RESULTS	
Number of Vehicles for the Cleanup Event	194
Tons Collected	24.2
Tons Landfilled	3.83
Tons Recycled	20.37
Total % Diverted from Landfill Disposal	84.16
Number of Vehicles for the Shred Event	47
Number of Vehicles for the Salvation Army E-waste & Usable Item Donation Event	63



Eight roll-offs contained trash and bulky items, two roll-offs were dedicated to green waste disposal.



Bell Canyon Staff, a hard-working Probation Crew, Waste Management, and County PWA Employees made this event a success.



The most creative way residents dropped off materials at this event!