

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

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

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.

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PLAN SUBMITTALS

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.

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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