

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, June 9, 2015

Members Present: Ray Jadali, Keir Milan, Steve Kent, Peter Carniglia

Others Present: David Chai, Chuck Kadish, Anthony Nowaid, Robbin Hayne & associate, Dmitry & Ionna Kamar, Maria & Jason Roberts, Elad Brachot, Nir

Call the meeting to order at 7:00 PM

OPEN FORUM

AC Minutes of May 12, 2015 approved.

MSC: Ray Jadali, Chair nominated Peter Carniglia as AC member. Unanimous.

APPOINTMENTS

7:15 Kadish, 47 Buckskin Road: Chuck Kadish was present to discuss the proposed grading and new SFR plans for 47 Buckskin Road. He presented the house plans to the AC. He indicated that the windows is casement, Tuscan look roof tiles, smooth stucco finish. The AC conceptually approved the house plans subject to specifying the retaining wall finish and garage door specifications, submittal of the preliminary grading plan and house plans for review.

7:30 Roberts, 37 Sage Lane: Maria and Jason Roberts were present to express concerns they have regarding pending construction by their next door neighbor at 33 Sage Lane. Maria expressed her concerns such as additional grading; plan to build a patio near the slope between their house and neighbor's house, construction equipment driving up and down the driveway; fence has been compromise since it was not built for cargo trucks going up and down. Per AC the Kamar's is building a new fence along their side of their property. The BBQ/Fire Pit plan of the Kamar's was again referenced. Maria Roberts requested the AC to come and look into the construction from her property. The AC ended the discussion by stating that the Kamar's have the legal right to build on their property. The AC assured the Roberts' that a member of the AC will come to their property as per invitation and go over with them their concerns.

7:45 Elad Brachot, Lot 336, 47 Dapplegray Road: The owners, Elad Brachot and Nir, together with their geologist and contractor were present to discuss the ongoing grading work. The Drainage Plan was presented and discussed. The owner was advised that there were concerns/complaints from the neighbors regarding recurrence of erosion to the neighbors' properties which happened some years back. A major concern is the roof discharging too much water, and since there is not enough drainage will cause flooding to the neighbor's property. They were requested to come up with plans to prevent mud from coming to the neighbors' properties and was advised to trim the hillside.

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Nowaid, Lot 754, 80 Flintlock – was present regarding the Stop Work Order received due to the presence of the planters on the easement. He advised the AC that there is a Temporary Interference with Easement agreement on file. The unsigned and unrecorded Application for Temporary Interference with Easement was referenced which only shows approval to build a concrete walkway in the side north-east easement and approval to allow steps to enter the house in the front south easement. There was no approval to build planters on both sides of the steps. It was the consensus of the AC to further review the application.

PLAN SUBMITTALS

Tabatabai, Lot 630, 155 Saddlebow Road: The AC discussed the comments/feedback received from a neighbor on the proposed SFR plans. It was the consensus of the AC to send the neighbor a letter stating that based on the comments received, the AC is not able to clearly substantiate his concerns and will need further clarification. A draft response letter will be prepared.

David-Chai, 80 & 84 Saddlebow Road: David Chai was present to discuss the change Order to provide horse trail leading to horse corral for 80 & 84 Saddlebow Road submitted on June 4, 2015. The AC discussed the current issues with respect to the construction work between the properties at 84 & 80 Saddlebow Road. It was the consensus of the AC to allow David Chai to complete the work on both properties subject to the following conditions:

1. Fully compliant with the county approved engineered plan;
2. Record in a timely fashion a fully executed drainage easement between the two properties at 80 & 84 Saddlebow;
3. File an As-built of the final topographical survey; and
4. The fully executed Drainage Easement Agreement must be certified by a license Civil Engineer with a current E&O Insurance Policy naming Bell Canyon Association as additional insured with a minimum of 2 M coverage.

Weiss, Lot 308, 15 Cinch Road: The AC discussed the request to use over hung windows instead of casement windows for new SFR at 15 Cinch Road. It was the consensus of the AC to allow the owner to use over hung windows.

Glassman, Lot 68, 73 Bell Canyon Road: Review and discuss Fire-Rebuild SFR plans submitted on June 8, 2015. See attached color board & rendering. Robbin Hayne, Architect was present on behalf of Jennifer Glassman to discuss the re-build fire new SFR plan and request for an advance preliminary approval for submittal to the county. The rendering with actual materials was presented during the meeting. The AC was concerned that the metal roof is not within the standards of the canyon. Mr. Haynes advised the AC that they are willing to change the color of the roof upon the request of the AC. The AC requested to submit an alternative color for the roofing material and also the Barn Plan. It was the consensus of the AC to grant Preliminary Approval only for planning and zoning purposes. Preliminary Approval will be subject to there having no valid comments/feedback from neighbors.

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Lala, Lot 383, 12 Wrangler Lane: The AC further reviewed and discussed the initial findings on the BBQ/Fire Pit and hardscape plan submitted on June 5, 2015. It was the consensus of the AC to request for more detailed drawing showing the dimensions, setback from property line, materials to be used.

Polvy, Lot 756, 88 Flintlock Lane: The AC reviewed and discussed the Remodel/Additional Plan submitted on June 5, 2015. It was the consensus of the AC to send out notification to neighbors that plans are available for their inspection.

DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

Martinez, Lot 30, 110 Bell Canyon Road: The AC discussed the request for refund for a garage addition behind the main house. It was the consensus of the AC to deny the request until such time that the owners have completed the final phase of your project which is installing garage doors on their new detached garage.

Duncan, Low & Luckenbacker, 167 & 171 Saddlebow Road: Owners requested for a refund of construction deposits for both properties when escrow opened in March 2015. Escrow closed in May 2015. It was the consensus of the AC that this request needs further review and discussion.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

Violation Issues

Meeting Adjourned at 8:45PM

Next Architectural Committee Meeting:

July 14, 2015