

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, January 12, 2016

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

**Others Present:** Clotilde Carlisi, Kyle Polvy, Chuck Kadish, Jim & Gabrielle Zembo, Eric Wolf

**The meeting was called to order at 7:00 PM**

### OPEN FORUM

---

The AC Minutes of December 21, 2015 approved.

### APPOINTMENTS

---

**7:10 Carlisi, Lot 621, 15 Morgan:** Clo Carlisi was present to appeal to her request to replace her roof with asphalt roofing shingles. According to the AC the house being referred to was an exceptional case. Due to extenuating circumstances the AC granted the owners' request. This is only a one time approval to use asphalt composition shingle roof and this one will be replaced in its next cycle with a tile roof per normal specifications. The AC upholds its decision to deny her request to use asphalt shake type roof material since this is considered asphalt roofing shingle and is not allowed in the community.

**7:20 Polvy, Lot 756, 88 Flintlock:** Kyle Polvy presented the County approved change in Addition Plan. The county permit, certification letter from the architect on roof height & the letter of concern from the neighbor regarding the roof height were referenced during the meeting. As long as the roof pitch is within the height limit, there is no issue if the roof pitch goes up by 1-2 inches. However, the AC has to be notified of any changes and plans should be submitted for review. It was the consensus of the AC to approve the changes to the Addition Plan which is 840 SF, 460 SF of new addition with a small portion of roof to be impacted. He then inquired if above ground pools/spas are allowed in the community. The AC advised him that this is clearly stated on the Architectural Standards Handbook.

**7:30 Kadish, Lot 164, 47 Buckskin:** Chuck Kadish presented the county approved Retaining Wall plan. It was the consensus of the AC to grant Final Approval subject to the following conditions that must be met: a. Indicate the architectural finishing for the retaining walls; b. all retaining walls visible from the street must be adequately screened from view; c. submittal of the Landscaping Plan for review and approval; d. submittal of the renderings; and e. submittal of the Pool Plan for review and approval.

### PLAN SUBMITTALS

---

**Lander, Lot 458, 76 Stagecoach:** The AC discussed the proposed Pool and Hardscape Plans submitted on January 6, 2016. It was the consensus of the AC that the plan is ready for the neighbors to inspect. Preliminary approval is subject to their having no valid comments from the surrounding neighbors and posting of the plan submittal fees.

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, January 12, 2016

### DEVIATION APPLICATION

---

**Tabatabai, Lot 630, 155 Saddlebow:** The AC reviewed the Application for Deviation/Temporary Interference with Easement submitted on Jan. 11, 2016. It was the consensus of the AC to recommend the Application to the BCA Board for review and approval.

### OTHER BUSINESS

---

**Scamardo, Lot 686, 76 Saddlebow Road:** The AC discussed the presence of the tractor behind the property and regarding an update on the status of the project completion schedule. It was the consensus of the AC to invite the owner of the property to the next AC meeting to discuss the project completion schedule and other issues such as updated elevations, facade, temporary electric box, driveway, windows.

**The 47 LLC, Lot 336, 47 Dapplegray:** The AC discussed issues and measures to be taken regarding mud flow, erosion control plan. The email from the County and pictures of the mud flow were referenced during the discussion. Jim and Gabby Zembo were present to find out about the status of the grading work on this property. The concerns they previously brought to the attention of the AC that the possibility of soil erosion/mud flow due to strong rain may occur since there is lack of erosion control measures in place just took place. The strong rain caused 6 inches of mud to flow onto their driveway, backyard, sideyard and pool. The AC ended the discussion and assured the Zembo's that the AC will act on these issues immediately tomorrow.

**Demichele, Lot 555, 15 Sage Lane:** The AC reviewed the request for refund of construction deposit. The initial findings were referenced during the discussion. Peter Carniglia added that the owner will soon start building his pool. It was the consensus of the AC that the deposit will only be refunded if the owner will clear his backyard of construction debris.

**AC Consultant** – It was the consensus of the AC to look for for other candidates.

### VIEW OBSTRUCTIONS

---

**NONE**

### COMPLAINTS

---

**Friedlinghaus, Lot 167, 31 Buckskin Road:** The AC discussed the unpermitted structure being built at the back of the property. A letter was sent to the owner requesting for the submittal of the building plan, request for repair or county permit for the gazebo plan.

**Meeting was adjourned at 8:30pm**

**Next Architectural Committee Meeting:**

**February 9, 2016**