

Architectural Committee Meeting – Tuesday, September 11, 2018

Members Present: Peter Carniglia, Scott Sand

Member Absent: Daniel Burgess

Others Present: Eric Wolf (Board Legal Liaison), Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Omar Nassery, Mike Nolan, Adam Savin, Leon and Marina Reingold

The meeting was called to order at 7:04PM

August 28, 2018 AC Minutes – Peter made a motion to approve the minutes. Scott seconded the motion. Approved.

7:00 – 7:10 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Leon and Marina Reingold, 9 Wagon: Leon said he asked the AC to look at his project and it has been three months and he has not heard back from the AC. Marina requested a copy of all recordings of the AC meetings where they were present. Eric Wolf, Board Legal Liaison, advised Marina to direct her questions through legal channels.

APPOINTMENTS

7:10 - Savin, Lot 480, 69 Ranchero Rd.: Adam Savin was present to discuss his proposed grading and retaining wall plan, and landscaping plan. The grading and retaining wall plan, and landscaping plan were referenced during the discussion. The owner informed the AC they also plan to build a pool and cabana. He should first determine where to build his retaining wall, then he can proceed in designing his pool and cabana. The AC stated that their main concerns at this time include: the height of the walls being 13 ft. high, a 50 ft. slope face, and that the walls are encroaching into the easement. The AC requested that the owner evaluate his plans and find an alternative to limit the height of the walls to a maximum of 10 ft. It was the consensus of the AC to send the plans to the consultants for review. The AC ended the discussion and advised the owner that there is no immediate answer to his proposal until the AC receives the reviews from the consultants.

PLAN SUBMITTAL

Nassery, Lot 634, 171 Saddlebow Rd.: Omar Nassery was present to discuss the renderings for the proposed new Single-Family Residence (SFR) Plan at 171 Saddlebow. He presented and discussed the details of his renderings to the AC. He wants to find out if conceptually the renderings are approvable. Chiedu, AC Consultant, expressed his concerns because it appears to be a three-story house, the first story of which includes the garage, a two-bedroom guest house, and a gym. The AC was unsure if a gym is considered living space. The AC advised the owner that conceptually the renderings are approvable and he was

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requested to submit the preliminary SFR plans. The AC would like some clarification on the issue of whether a gym is considered living space. The AC also requested that the owner speak with the Architectural Consultant regarding the three-story appearance of the residence.

Magers, Lot 490, 5 Rancho Rd.: Mike Nolan, Architect, on behalf of the owners, was present to discuss the revised grading plan with respect to the location of the retaining wall in the easement. The AC requested Chiedu, AC Consultant, be involved in the discussion. Chiedu stated that essentially conditions were already set when preliminary approval was granted, however, he wants to know why the owner is bringing the retaining wall back 6 ft. into the easement. Chiedu will check with the County regarding rules and codes regarding setbacks, variances, and retaining walls in the easement. Mike Nolan in turn will look at the County checklist. The AC requested the architect to coordinate with Chiedu and come up with a solution. The architect also advised the AC that the County Fire Dept. requested that the location of the driveway be changed to comply with the requirement that there should be a 50 ft. radius from the inner circle of the driveway. The plan is being adjusted and will be submitted to the AC.

Nitzan, Lot 256, 211 Bell Canyon Rd.: The AC discussed and reviewed the proposed Pool and Patio Extension Plans submitted on August 17, 2018. Plans were reviewed by the Architectural Consultant. The Consultant's review and renderings were referenced during the discussion. Peter did not see any issue with the plan except the edge of the pool appears to be near the property line. The AC reviewed the plans submitted and verified that the pool is about 100 ft. away from the property line. Peter made a motion to accept the plans submitted on August 17, 2018 and grant preliminary approval. Scott seconded. Unanimous.

Grupusso, Lot 2859, 75 Coolwater Rd.: The AC discussed the proposed Erosion Control Plan for rear slope remediation submitted on August 20, 2018. The plans were reviewed by the Civil Engineering Consultant. The Consultant's review and pictures of slope erosion were referenced during the discussion. It was the consensus of the AC to invite the owners and their experts to the next meeting to further explain the cause of the erosion.

RATIFICATION

Bloxberg, Lot 126, 204 Bell Canyon Rd.: The AC discussed and reviewed the County approved Pool House Room Addition plan submitted on August 29, 2018. The consultant's findings and the County permit were referenced during the discussion. It was the consensus of the AC to grant final approval for the plan subject to the completion of the construction forms and posting of the construction deposits.

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OTHER BUSINESS

AC Construction Projects Spreadsheets: The AC discussed the updated AC construction project spreadsheets. The properties the CE consultant visited were discussed. The AC would like a more detailed review of 208 and 283 BCR and will request the CE Consultant to revisit these two properties. The AC agreed that at the next meeting the AC will come up with a list of projects for field inspections. The CE and AC Consultants will join the AC at the next field inspection.

EXECUTIVE SESSION

Construction Issues

The meeting was adjourned at 9:05pm

**Next Architectural Committee Meeting:
September 25, 2018**