

Architectural Committee Meeting - Wednesday, November 4, 2015

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

Others Present: David Chai, Kyle Polvy, Homaira & Omar Nassery, Thomas Johns, Mohamad & Nooshin Tabatabai, Leon Reingold, Afshin, Mark and Nosratzaman Khatibi, Coby & Steve Kibrick

Call the meeting to order

OPEN FORUM

The AC Minutes of October 13, 2015.

APPOINTMENTS

7:05 McLane, 14 Dapplegray Road: Daniel and Jaishree McLane were not able to attend the meeting to explain the unpermitted deck in their backyard. However, on Nov. 2, 2015 they sent the AC an email stating that they are working with Ventura County to get the deck in compliance and be granted a permit.

Note: On Nov. 12, 2015 the County requested the neighbor to allow them to their property to take pictures of the deck from their vantage point. This would help the County better understand where the deck lies in relation to the house and compare it with existing permits that have been pulled by the property owner.

7:15 Johns, 14 Concho Lane: Thomas Johns was present to discuss the presence of the water tank/rain collector in their backyard. He stated that he did not have any issues in complying with the AC requirements. It is the consensus of the AC that the following conditions should be met in order to bring the water tank in compliance with Bell Canyon:

1. Submit a Water Tank installation drawing complete with dimensions and structural details.
2. Install/securely anchor the tank underground with a County permit and must be certified by an engineer.
3. Provide heavy screen planting in order for it not to be visible from the surrounding neighbors. (If underground tank, screen planting is not necessary).
4. To be in compliance with the County of Ventura, contact the Ventura County Department of Building and Safety for the list of requirements in securing a permit for the water tank.

7:25 Khatibi, 26Sage Lane: Afshin, Mark, and Nosratzaman Khatibi were present to discuss issues regarding their trees blocking the neighbor's view. The Khatibi's feel their trees do not block the view of their neighbor. Afshin proposes that if the neighbor would like their trees trimmed, they should pay for the trimming. The AC deems it is necessary that the trees should be trimmed. The AC concluded the discussion and assured them that this issue will be discussed further. The AC requested Keir Milan to view the trees from the vantage point of the neighbor and report his findings to the AC.

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PLAN SUBMITTALS

Reingold, Lot 735, 9 Wagon Lane: Leon Reingold was present to follow up the additional information being requested by the AC to complete his new SFR Plan. The SFR plan was referenced during the meeting. The AC's concern regarding the location of the guest house which will appear as a separate house was further discussed and finally granted approval to build this on the proposed location. The following information must be submitted to complete the submittal: actual rendering/4-sided design of the house, grading should be done per plan and certified by an independent engineer, and indicate name of the builder/contractor.

Note: The owner was advised that if he will use O&N Construction as his builder/contractor, an additional deposit has to be posted.

David Chai, Lot 710, 283 Bell Canyon Road: David Chai was present to discuss the additional requirements required prior to granting final approval to the grading plan. The letter from the AC was discussed item per item. He also inquired details regarding the 20K additional deposit required by the association to cover the costs of the construction/grading expert to be hired to inspect and certify that the grading work is properly done. He was also advised that there is no cap on the additional deposit being required. The AC concluded the discussion and advised him that the AC will further review and discuss the issues and will be advised accordingly of their decision.

171 Stagecoach c/o David Chai, Lot 505, 67 Ranchero Road: David Chai was present and inquired about the additional information needed to complete the revised preliminary SFR plans submitted on October 9, 2015. The following information must be submitted to complete the submittal: actual rendering/4-sided design of the house, a copy of the recorded easement from the Title Company to use the driveway signed by owners of the adjacent properties. This will be forwarded to legal counsel for review and will need Board approval to go through all the easements.

Note: David Chai submitted the recorded easement and easement map from the Title company on November 4, 2015.

Nassery, Lot 734, 167 Saddlebow Road: Omar and Homaira Nassery were present to discuss the missing information noted by the AC on the revised preliminary new SFR plan submitted on October 8, 2015. The SFR plan was referenced during the discussion. The following information must be submitted to complete the submittal: a. Driveway should be stained to match natural earth color; b. windows should be casement and show manufacturer's specifications; c. specify retaining wall finish; d. submit a Lot Line Adjustment to the County and to the association for review by counsel and approval by the Board; e. submit the recorded easement for review and approval.

Polvy, Lot 756, 88 Flintlock Lane: Kyle Polvy was present to request approval for change in square footage on the County and AC approved addition/remodel plan prior to submittal to the County. The revised plan was presented and reviewed during the meeting. It was the consensus of the AC that in concept the proposed change appear approvable. Final approval is subject to the receipt of the County approved change.

Tabatabai, Lot 630, 155 Saddlebow Road: Mohammad and Nooshin Tabatabai were present to discuss issues pertaining to their development plans of Lot 630. One of the issue is their use of the existing driveway on Lot 624 to access their property to construct a single

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family residence. It was the consensus of the AC that prior to granting preliminary approval of their plans, the following conditions must be met:

- a. Sign the Indemnification Letter.
- b. Submit a copy of the Policy of Title Insurance.
- c. Relocate the retaining wall currently located in the easement out of the easement and submit the revised plan for review and approval.
- d. If the encroachment will not be removed from the easement, an Application for Temporary Interference with Easements must be submitted which is subject to Board review and approval.

DEVIATION APPLICATION

NONE

RATIFICATION

Platt, Lot 333, 31 Dapplegray Road: The AC reviewed the County approved Remodel/Addition Plan submitted on November 2, 2015. It was the consensus of the AC to grant Final Approval subject to the completion of the construction forms and posting of the necessary fees and deposits.

OTHER BUSINESS

Del Gizzi, Lot 479, 73 Rancho Road: The AC reviewed the request to refund the construction deposit submitted in April 2003. It was the consensus of the AC that the property should be revisited and pictures showing the present condition of the house will be reviewed to determine the refund.

Carlisi, Lot 621, 15 Morgan Road: The AC further discussed and reviewed the request to replace the roof with asphalt shingles. The picture of the roofing material was referenced during the discussion. By consensus, the AC has to deny approval for the preferred roofing material, Presidential Shake, this is considered asphalt roofing shingle and is not allowed in the community.

VIEW OBSTRUCTIONS

Please refer to Appointments for discussion.

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting adjourned at 8:37PM

Next Architectural Committee Meeting: December 8, 2015