

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, August 28, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (Board AC Liaison), Mike Nolan, Omar Nassery

7:00 PM - Call the meeting to order

August 14, 2018 AC Minutes. Daniel made a motion to approve the minutes. Peter seconded the motion. Unanimous.

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

There was no issue discussed during open forum.

PLAN SUBMITTAL

Magers, 5 Rancho Rd.: Mike Nolan, architect, was present on behalf of the owners to check on the status of the change order grading/retaining wall plan submitted. The comments/feedback received from the immediate neighbor at 9 Rancho was referenced during the discussion. Peter advised the architect that the AC has been reviewing the plan. He described the project as being massive because there is so much earthwork involved and a plan to build a 14 ft. high retaining wall in the easement. The AC considered a motion to uphold the AC preliminary approval with conditions for the grading plan granted in March 2018. Daniel offered to review the plans further and look into the County code/rules regarding the construction of a retaining wall in the easement. It was the consensus of the AC that the motion will be tabled until the next meeting.

Tabatabai, 155 Saddlebow Rd. The AC discussed the letter received from the attorney of the Levins, 6 Morgan, regarding the construction at 155 Saddlebow Rd. The letter was referenced during the discussion. The owners of 155 Saddlebow will be invited to come to the meeting to update the AC on the progress of their construction. The AC agreed to send the letter to the BCA attorney for review to provide a draft response letter for the review of the AC.

OTHER BUSINESS

Discuss AC Alternates and protocol. AC discussed and deliberated on the protocol allowing AC alternate members to be copied with AC discussion emails and be seated with the regular AC members during the meeting. The AC agreed that these arrangements will remain.

AC Construction Projects Spreadsheets – The AC reviewed and discussed the updated construction project spreadsheets.

EXECUTIVE SESSION

Construction Issues

The Meeting was adjourned at 8:00pm

Next Architectural Committee Meeting:

September 11, 2018