

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, March 10, 2015

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

Others Present: Clark Stevens, Peter Carniglia, David Chai, Dan Grossman

Call the meeting to order at 6:31PM

OPEN FORUM

The minutes of February 24, 2015 approved.

APPOINTMENTS

6:30 Clark Stevens, Architect, Woodbury University: At the request of the AC, Clark Stevens, Architect and adjunct faculty, Woodbury University, was present to discuss his proposal in reviewing the Architectural Standards Handbook and be able to identify the different approaches in managing architectural procedures. According to the AC their goal is to upgrade the community in regards to construction and remodeling. The AC intends to come up with simpler and easier procedures for remodeling, which will in turn increase the value of the properties in Bell Canyon. Clark requested that the AC gives him a clear direction on which areas to review. Clark suggested that to be able to start working on his review, he requested the AC to send him an electronic copy of the AC Handbook highlighting areas that need improvement as well as items that the AC considers are no longer needed. The AC advised Clark that the report should be submitted as a word document.

7:00 No appointment

7:45 No appointment

PLAN SUBMITTALS

Reeve, Lot 341, 69 Dapplegray Road: The AC reviewed the revised Elevation Plans and colored rendering submitted on March 6, 2015. Per AC, garage doors should be complementary with the front entrance door in terms of color, texture and design. It was the consensus of the AC that the owners be advised that the color of the garage door should match the color of their front door.

David Chai, Lot 710, 283 Bell Canyon Road: David Chai together with his designer, Dan Grossman were present to discuss the Single Family Residence Plan submitted on March 9, 2015. He stated that the grading plan was previously approved by the County. The SFR plan was reviewed and the Architectural Committee's major concern is the location of the pool. The AC requested the submittal of a 3-D rendering of the house and the pool for further review and discussion.

80 Saddlebow Road: The AC reminded David Chai to fully screen the retaining wall.

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Teller, Lot 703, 4 Zanja Lane: The AC reviewed the revised drawings for Wrought Iron sliding driveway gate and backyard entrance gate submitted on March 9, 2015. It was the consensus of the AC to request for the submittal of a more artistic rendering of the proposed gates in order for the AC to have a clear picture of how the gate will look in their driveway.

Note: The owner submitted another set of drawings on March 16, 2015. It was the decision of the AC to invite the owner to attend the next AC meeting to explain and discuss the proposed sliding gate.

DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

AC Fine Schedule: Discuss a rule change for Item 14: Deviating from a plan approved by the AC without first obtaining approval from the AC.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting was adjourned at 8:02 PM

Next Architectural Committee Meeting:

April 7, 2014