

BELL CANYON ASSOCIATIO **MINUTES**

Architectural Committee Meeting - Tuesday, July 14, 2015

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

Others Present: Bruce Needleman, Kyle Polvy, Daniel & Ricki Demichele, Coby & Steve Kibrick, Dustin Glodney, Chuck Kadish, Rebecca Jones, Iris & Jakob Keijer, Leon Reingold

Call the meeting to order at 7:03

OPEN FORUM

AC Minutes of June 9, 2015 approved.

Reingold, 9 Wagon Lane: Leon Reingold presented his proposed new SFR Plan to the AC. It was the consensus of the AC that the following information should be included in the drawing: provide all exterior design details: windows and door details, exterior wall finishes, sill and jamb details; balconies; railings; and any other exterior details, 4-sided colored elevation/rendering, a material and color board should be provided. The proposed plan was submitted for further review.

Demichele, Lot 555, 15 Sage Lane: Daniel and Ricki Demichele were present to discuss issues regarding view obstruction due to overgrown trees from their neighbors at 22 & 26 Sage Lane. The letters from the neighbors were referenced during the discussion. They requested the AC to take action on their complaint. The AC advised the Demichele's that they should work this out with their neighbors and reach a compromise. The Demichele's did not accept nor agreed with the AC's advice and walked out of the meeting.

Needleman, Lot 335, 41 Dapplegray Road: Bruce Needleman was present to express his concerns regarding the ongoing grading work at 47 Dapplegray. He reported that the contractor damaged his fence, his privacy is at risk, trash is left near his fence, vehicles are park on the trail and Cinch Trail has been totally disturbed. This kind of activity is absolutely in violation of the CC&Rs. He is requesting the AC to take action and encourage contractors to follow the rules, and restore the trail to its original condition. The AC fully agreed with his concerns that the trail should be restored, however, it is not safe to open the trail while in construction. The AC advised him that the owners will be invited to the next AC meeting and issues/concerns regarding the trail and the ongoing grading work will be discussed.

Kibrick, Lot 632, 163 Saddlebow Road: Coby & Steve Kibrick were present to express their concerns regarding the house plans submitted by the owners at 167 Saddlebow. According to the AC the plans will still be reviewed and discussed during the meeting. They were assured by the AC that they will be notified as soon as the plans will be available for their inspection.

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APPOINTMENTS

- 7:15 Johns, 14 Concho Road:** Thomas and Rachel Johns did not come to the meeting to discuss the presence of the water tank in their backyard. It was the consensus of the AC to send the owners a letter requesting that the water tank must be removed since it is an unapproved structure.
- 7:30 Polvy, Lot 756, 88 Flintlock:** Kyle & Lara Polvy were present to discuss the comments received from a neighbor regarding their proposed remodel/addition plans which will cause view obstruction for their neighbor. Pictures were presented to show the existing condition of the neighbor's house even before the proposed remodel.
- 7:45 Keijer, 92 Flintlock & Jones 84 Flintlock:** Iris and Jakob Keijer and Rebecca Jones were all present to discuss their concerns regarding the proposed remodel/addition plan at 88 Flintlock. The Keijer's showed pictures of the present roof and advised the AC that the remodel will obstruct their view. They were advised by the AC that preliminary approval will still be granted. If they are not in agreement with the decision of the AC in approving the plans, they can take their concerns to the Bell Canyon Board.
- Rebecca Jones, 84 Flintlock:** Rebecca Jones expressed her only concern which is the sports court light. She is requesting the owners to shield the sports court lights to avoid direct glare to her property. Kyle Polvy assured her the lights will be shielded.

PLAN SUBMITTALS

Glassman, Lot 68, 73 Bell Canyon Road: The AC was advised that there were no comments/feedback received from the neighbors on the Fire-Rebuild SFR plans submitted on June 8, 2015. A Preliminary Approval letter for the SFR plans was already issued for zoning purposes only. Final approval is subject to the receipt of stamped county approved plans, completion of all necessary forms, and the payment of all fees and deposits.

Aref, Lot 633, 167 Saddlebow Road: Omar Nassery, on behalf of the owners, submitted new SFR plans. The AC reviewed and discussed the preliminary plan. It was the consensus of the AC to deny preliminary approval at this time until the following information has been submitted to the AC for review: provide all exterior details; 4-sided colored elevation and rendering; complete windows and doors detail; landscaping and pool plans.

Nassery, Lot 717, 207 Saddlebow Road: The AC discussed the Master and Living Addition Plans submitted on June 18, 2015. There were no comments/feedback received from the neighbors. It was the consensus of the AC to grant Preliminary approval.

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Polvy, Lot 756, 88 Flintlock Lane: The AC further reviewed and discussed the Remodel/Additional Plan submitted on June 5, 2015. The AC initial findings and concerns from neighbors were referenced during the discussion. It was the consensus of the AC to grant Preliminary approval.

Glodney, Lot 128, 210 Bell Canyon Rd. Dustin Glodney was present to discuss the Deck Plan submitted on June 16, 2015. The proposed plants to screen the deck was referenced and the AC agreed that it is not enough to screen the deck. The owner was requested to provide heavier, taller trees/plants to screen the decks. It was the consensus of the AC to grant Preliminary Approval subject to the submittal of the county stamped plans. Stop work was released and work can continue to complete the pool.

Kadish, Lot 164, 47 Buckskin Rd. Chuck Kadish was present to discuss the Grading Plan & revised SFR Plan submitted on July 10, 2015. It was the consensus of the AC to approve the plans for inspection by the surrounding neighbors. Preliminary approval is subject to there having no valid comments/feedback from the neighbors.

Tabatabai, 14 Ramuda, 155 Saddlebow & 208 BCR: The AC discussed the comments received from the neighbor for the SFR plans on 155 Saddlebow. It was the consensus of the AC to invite the neighbor and the owner to the next AC meeting to further discuss the issues.

DEVIATION APPLICATION

NONE

RATIFICATION

Weiss, 15 Cinch Road: A revised SFR plan was submitted on July 2, 2015 incorporating the missing information noted by the AC. There were no comments/feedback received from the neighbors. It was the consensus of the AC to grant Preliminary approval subject to the posting of the Plan Submittal Fees.

Davidovich, Lot 374, 5 Wrangler Lane: A Revised SFR plans was submitted on June 17, 2015 incorporating the missing information noted by the AC. There were no comments/feedback received from the neighbors. It was the consensus of the AC to grant Preliminary Approval to posting of the Plan Submittal Fees. Final Approval will be subject to the receipt of County approved plans; submittal of the Tennis Court and Pool Plans; there is no valid opposition from the neighbors.

OTHER BUSINESS

Review/Update of Architectural Standards Handbook by Clark Stevens, Woodbury University – The BCA General Manager was advised that due to the consultant's workload, he will not be able to review/update the AC Standards Handbook. It was the consensus of the AC to handle the review/update of the handbook.

McLane, Lot 451, 14 Dapplegray Road: The AC was notified that despite the Stop Work Order issued due to unpermitted deck construction, the owners continued

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completing the deck. There is on record construction deposits from previous projects held by BCA. It was the consensus of the AC to hold the check issued by the owner.

VIEW OBSTRUCTIONS

134 Dapplegray Road: The AC discussed the letter from the owners at 130 Dapplegray regarding overgrown trees and hedges obstructing their view. The IDR signed by both neighbors at 134 Dapplegray and 130 Dapplegray was referenced during the discussion. Based on the complaint received, the neighbors at 134 Dapplegray are not complying with the signed IDR. It was the consensus of the AC that this issue will be tabled at the next AC meeting for further discussion.

COMPLAINTS

47 Dapplegray LLC, Lot 336, 47 Dapplegray Rd. The AC discussed the complaint/concerns received from the neighbor at 41 Dapplegray regarding the ongoing grading work which caused damage to his fence, disturbed Cinch Trail, trash and construction debris are scattered on the property. It was the consensus of the AC to invite the owners of 47 Dapplegray to the next AC meeting to discuss their project and the present condition of Cinch Trail.

37 Sage Lane: The AC discussed the concerns received from the neighbors at 33 Sage Lane regarding the proposed construction at 37 Sage Lane. The AC has granted Preliminary Approval. Final Approval is subject to the receipt of the stamped county approved remodel/addition plans.

EXECUTIVE SESSION

None

The Meeting was adjourned at 8:33PM

**Next Architectural Committee Meeting:
August 11, 2015**