

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting–Tuesday, March 8, 2016

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

**Others Present:** Steve & Coby Kibrick, Hattie & Bill Goings, Mohamad & Nooshin Tabatabai, Azam Sher, Tim Brehm, Jeff Pressman, Kyle & Lara Polvy, Yoni Barlev, Chiedu Chijindu

### OPEN FORUM

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The February 9, 2016 AC Minutes approved.

**Sher, Lot 585, 346 Bell Canyon Road:** Azam Sher and Tim Brehm were present to consult the AC regarding the proposed location of the upper Bus Stop at Bell Canyon Road. They are not in favor on the location and the presence of the bus stop in front of their properties. The AC advised them the plan was not presented to them for review since the AC is not involved in the common area development. They were advised that the AC will look into this and will talk to the Board.

### APPOINTMENTS

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**7:10 Goings, Lot 26, 15 Flintlock:** Hattie and Bill Goings were present to discuss solutions to correct the drain pipe emerging from their property and draining water onto the trail and adjacent neighbor. Pictures and letter from the AC were referenced during the discussion. Hattie Goings advised the AC that the contractor will not correct the drain since their warranty with Travelers Insurance has expired three years ago. Their attorney is now coordinating with the insurance company. The AC recalled advising the contractor to provide a rip-rap at the location of the drain pipe. The AC advised the owners that as a temporary solution they should secure the drain with sand bags to prevent the water from flowing to the trail and onto the neighbor. When issues with their contractor and insurance company have been resolved, a plan to correct the drain pipe should be submitted to the AC for review.

*Note: The Bell Canyon Association Office provided for the temporary solution by installing drain pipes and direct runoff down the slope. This will be removed at the end of the rainy season.*

**7:20 Polvy, Lot 756, 88 Flintlock:** Kyle & Kara Polvy presented a new set of SFR Plans. The renderings were referenced during the discussion. The AC advised the owners that they need more time to review and discuss the plans. It was the consensus of the AC that prior to granting approval, the surrounding neighbors will be notified. Comments/feedback, if any, will be reviewed by the AC.

**7:30 Tabatabai, 155 Saddlebow, 208 BCR & 14 Ramuda:** Nooshin and Mohamad Tabatabai presented sample pictures of the Allan block they proposed to use for their retaining walls. Pictures of retaining walls of houses in Bell Canyon showing this type of block were referenced as well. It was the consensus of the AC to approve the use of this type of block for the retaining walls.

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### PLAN SUBMITTALS

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**Nassery, Lot 633, 167 Saddlebow Rd.:** Steve and Coby Kibrick were present to express their concerns on the proposed SFR plan specifically the location of the pool, the noise coming from the Jacuzzi and the gym. The AC advised the Kibrick's that the owner will be required to screen plant the pool for purposes of privacy. Another concern is majority of the house is surrounded with glass, they suggested to use reflective glass as a means to reduce glare. They were advised that the AC will address their concerns.

**Barlev, Lot 38, 22 Roundup Road:** Yani Barlev and his architect, Chiedu Chijindu presented the Remodel/Addition plan to the AC. The plan consist of the remodel of the front of the house and a second floor addition. Details about the remodel plan was discussed as well as the demolition plan. The AC suggested that the dimension of the 2-car garage be increased to have more room to walk around and allow a wide enough gap between cars to slip in and out of their cars with ease. A grading plan was not required by the County, however, the AC required the submittal of a drainage plan. It was the consensus of the AC that prior to preliminary approval the surrounding neighbors will be notified. Comments/feedback, if any, will be reviewed by the AC.

**Pressman, Lot 220, 30 Buckskin Road:** Jeff Pressman was present to discuss his new garage addition plan submitted on February 29, 2016. According to the AC if the proposed garage will be on the easement, the owner must first submit an application for TIWE for review and recommendation to the Board. The AC advised the owner to build the new garage outside of the easement (roofline included) due to the long process in the approval of a Temporary Interference with Easement. It was the consensus of the AC that a revised drawing should be submitted that will show the new location of the garage outside of the easement.

**T Love Property LLC, Lot 115, 158 Bell Canyon Road:** The AC reviewed and discussed the preliminary new Single Family Residence Plan submitted on February 26, 2016. It was the consensus of the AC that prior to preliminary approval surrounding neighbors will be notified. Comments/feedback, if any, will be reviewed by the AC.

**Ecoff, 106 Bell Canyon Road:** The AC reviewed and discussed the Pool and Hardscaping Plan submitted on March 1, 2016. It was the consensus of the AC that prior to preliminary approval surrounding neighbors will be notified. Comments/feedback from neighbors, if any, will be reviewed by the AC

### DEVIATION APPLICATION

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NONE

### RATIFICATION

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NONE

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### OTHER BUSINESS

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- 11 **Jain, Lot 583, 338 Bell Canyon Road:** The AC discussed the findings regarding the screen planting issues on the retaining wall at 338 Bell Canyon Road. It was the consensus of the AC to send the owner a letter as a reminder that screen planting of the retaining wall needs to be completed based on the landscaping plan.
- 12 **McLane, Lot 451, 14 Dapplegray Road:** The AC discussed the County of Ventura Notice of Violation regarding the unpermitted deck. It was the consensus of the AC to send Mr. McLane a letter stating that per his conversation with Ray Jadali, Chair of the AC, they should contact the County and comply with the requirements in getting a permit for their deck.

### VIEW OBSTRUCTIONS

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NONE

### COMPLAINTS

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- 13 **Lot 505, 67 Rancho Rd:** The AC discussed concerns received regarding storing of fuel and the recent mud flow incident on March 7, 2016 during the thunderstorm. Pictures of the current condition of the property was referenced. It was the consensus of the AC that the owner is not in violation of storing fuel since per SWPPP, vehicle/equipment fueling is allowed, however, fuel should be in a berm containment area. It was also the consensus of the AC to survey the property to check the grading work. Peter Carniglia was assigned to write the scope of survey work for the surveyor.

### EXECUTIVE SESSION

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NONE

**Meeting adjourned at 8:40pm**

**Next Architectural Committee Meeting:**

**April 12, 2016**