

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, April 7, 2015

Members Present: Ray Jadali, Keir Milan, Steve Kent

Others Present: Peter Carniglia, Tom Teller, Monica & John Mosunic, Dino, Dan Grossman

Call the meeting to order at 7:05PM

OPEN FORUM

The minutes of March 10, 2015 AC approved.

APPOINTMENTS

7:15 Teller, Lot 703, 4 Zanja Lane: Tom Teller was present to discuss the revised Wrought Iron sliding driveway gate plan submitted on March 16, 2015. The AC expressed their concern that the gate does not have a solid column wall. The AC requested Tom Teller to ask a designer to draw the wrought iron sliding door plan showing the following information: column walls reinforced with rebars and wall should have the same stucco color as the main house.

7:30 Glassman, Lot 68, 73 Bell Canyon Road: Owner did not show up.

7:45 Mosunic, Lot 592, 9 Saddlebow Road: Monica and John Mosunic together with their contractor, Dino, were present to discuss the proposed Covered Lattice Patio with built-in BBQ, new ground pool deck and repair of driveway submitted on April 1, 2015. They advised the AC that they will be replacing the driveway from the entrance all the way down at the backyard with pavers, provide decking around the pool, build a lattice covered patio and a BBQ area. The AC requested the owners to submit a more detailed drawing of the project. It was the consensus of the AC to grant Preliminary approval. Final Approval is subject to the receipt of the county stamped covered patio plan and the gas line permit.

Note: The Mosunic's submitted the county permit for the covered patio and the gas line on April 23, 2015.

PLAN SUBMITTALS

283 Bell Canyon Road, LLC, Lot 710, 283 Bell Canyon Road: On behalf of the owners, Dan Grossman, Architect, was present to discuss the 3D renderings submitted on April 2, 2015. The renderings were referenced during the discussion. While in concept the proposed house plan appears approvable, it was the consensus of the AC to deny the Preliminary Approval at this time due to issues regarding the infinity pool. In order for the plan to be considered for Preliminary approval, the AC requires that the pool be redesigned showing a zero edge pool. Preliminary approval is subject to the review by the AC, and there having no valid comments/feedback from neighbors.

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283 Bell Canyon Road, LLC, Lot 710, 283 Bell Canyon Road: Approval on the County approved Grading Plan and Grading Permit submitted on April 2, 2015 is on hold pending the submittal of a revised house plan that reflects a zero edge pool. Final approval is subject to there having no valid comments/feedback from surrounding neighbors, completion of all necessary forms and the payment of all fees and deposits.

Platt, Lot 333, 31 Dapplegray Road: Scott Platt was present to discuss the New Game Room Addition and Pool and Deck Plans submitted on March 24, 2015. Notification was sent to surrounding neighbors for inspection of the plan and comments/feedback are due on April 10, 2015. It was the consensus of the AC to grant Preliminary Approval subject to there having no valid comments/feedback from the neighbors, if any. Final approval is subject to the receipt of the county stamped addition and pool plans, completion of all necessary forms and the payment of all fees and deposits.

Note: There were no comments/feedback received from the neighbors. The Preliminary Approval letter was sent to the owners.

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

The meeting was adjourned at 8:15 PM

Next Architectural Committee Meeting:

May 12, 2015