

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, March 13, 2018

Members Present: Peter Carniglia, Daniel Burgess

Others Present: Steve Kent (BOD AC Liaison), Eric Wolf (BOD Legal Liaison), Chiedu Chijindu (AC Consultant), Leon & Marina Reingold, Chuck Kadish, Mike Khristo, Ginger & Daniel Oldham, Warren Weiss, George Krstic

The the meeting was called to order at 7:09PM

February 13, 2018 AC Minutes - Peter made a motion to approve the minutes. Daniel seconded the motion. Unanimous.

7:00 – 7:15 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Ginger Oldham showed pictures of Lot 735, 9 Wagon Lane before and after it was graded. She said the Board at its meeting of February 28th upheld the decision of the Architectural Committee to deny the change order grading plan. She distributed to the AC a letter signed by surrounding neighbors dated March 8, 2018 and read it in its entirety.

Keith Clark: Wanted to thank the AC for their continued efforts to resolve the issues concerning 9 Wagon Lane.

Chuck Kadish, 47 Buckskin submitted a request to install a wrought iron sliding gate. He wanted to know the AC's concerns regarding the pilasters. AC asked why he chose a sliding gate as compared to one that opens outward. The site plan was referenced and discussed. The owner said because of the topography a sliding gate is preferred and there will be screen planting to hide the gate when in open position. The AC requested that the owner submit all the changes he made while in construction that were not in the plan, including the retaining wall that will hold the track of the gate. The AC had no problem with the gate because of the topography. Approval will be subject to the submittal of the changes made while in construction for the review of the AC.

Khristo, 50 Stagecoach. He advised the AC he wants to follow up on the final approval on his grading and house plans. The CE consultant requested that changes be made to the grading plan and they complied and submitted the revised grading plan. He received the AC letter requesting that the County re-stamp the revised plan. He is requesting that the AC let him start on his project immediately while at the same he will go to the County to get it re-stamped. The AC advised him approval to start work cannot be granted prior to the submittal of the County re-stamped revised plan. The County must first see and approve the revised plans. Upon receipt of the County re-stamped plans, it will be reviewed immediately and will be considered for final approval.

APPOINTMENTS

7:20 PM Reingold, Lot 735, 9 Wagon Lane: Leon Reingold informed the AC that he and the AC will work together regarding his grading plan. The pictures and CE consultant's drawing were referenced during the discussion. The following issues were brought up by the AC:

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, March 13, 2018

- a. Grading of the slopes was included in Change Order (CO) #1, approved by default. The slope face which now exist is substantially larger than Change Order #1.
- b. Based on the pictures showing excessive grading of the slope and letter from the surrounding neighbors, the AC asked what is Leon's plan to correct this.
- c. CO #2 was rejected by the AC due to excessive slope faces, pad size, and elevations. CO #1 is invalid.
- d. The landscape plan submitted is not applicable since CO #2 was rejected.
- e. Peter recommended that the owner change the driveway elevation, reduce the slope faces, and submit hardscape and landscape plans.
- f. The AC will resurvey the property to verify slope faces, grading because it was not followed and elevations.

The following were Leon's responses:

- a. Going back to the approved CO #1 grading plan will result to cutting another 10 ft., recompaction, and will result in over excavation. He does not want to grade any further which is why he is submitting a CO. The graded area is perfect for him, he does not want to destroy anything, and wants to stay where he is.
- b. The slopes were already planted with a certain type of grass, the slopes are already green by now. He has engineering reports showing the compaction.
- c. Leon claims that what everyone can see was already approved by the AC. There is more slope face at the north side of the property, which the community does not see.
- d. The slope faces happened because of the amount of trash dumped onto his property. Since he has not finished his grading, he cannot come up with a landscaping plan.
- e. Leon will let the AC know if he agrees to the survey. He requested Daniel Burgess, AC member, to come to his property for a site visit.

The AC suggested the following options: work with the CO which was approved by default in May 2017; work with the AC to find a compromise that is partly CO #1 and the rejected CO #2, with guidance from the AC.

The AC concluded the discussion and advised Leon about the plan to re-survey his property and conduct a field visit after the survey.

RATIFICATION

Fata, Lot 740, 36 Flintlock Lane: The AC reviewed and discussed the County approved Grading Plan submitted on February 9, 2018. The consultants' reviews were referenced during the discussion. Peter said this is unique project since it is a difficult lot and the development of this lot will result in the AC having to consider unique exceptions. The AC would like to further review the consultants' recommendations. The County and Fire Department have requirements prior to granting approval. Peter recommended approval of the project subject to the submittal of County approved house plans.

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, March 13, 2018

APPLICATION FOR DEVIATION

Boudaghian, Lot 209, 18 Stallion: George Krstic, architect, on behalf of the owners was present. The AC reviewed and discussed the Application for TIWE submitted on February 6, 2018. Notification letters were sent to surrounding neighbors and utility companies. The concerns received from surrounding neighbors were discussed. Peter said there are structures which are encroaching into the side easements. Peter asked the need for the structures to be in the easement when the owners can reduce the size of the house to avoid having these structures in the easement. George said he could remove the retaining wall. Peter suggested to moving the house farther to the back. These structures become permanent not temporary interference in the easement. Peter also suggested that the architect talk to the owners to remove the stairs and withdraw the TIWE and re-submit changes to the design.

T Love Properties, Lot 115, 158 BCR: George Krstic, architect, on behalf of the owners was present. The AC reviewed and discussed the Application for TIWE submitted on February 8, 2018. Notification letters were sent to surrounding neighbors and utility companies. There were no concerns/feedback received. Proposed stairway on the south side of Bell Canyon Rd. along an ascending slope is not accessible and does not interfere with a trail. The AC will further review the submitted county approved house plans and application for TIWE. Another concern is the proposed concrete stairs/walkway on grade in the north front easement which is encroaching on the 25 ft. setback.

OTHER BUSINESS

Like for Like Approvals & Similar Project: Review and approve list of projects that may be approved by staff. See attached list. Reviewed and discussed for further revision.

EXECUTIVE SESSION

Construction Issues

The meeting adjourned at: 10PM

**Next Architectural Committee Meeting:
April 10, 2018**