

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 22, 2016

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

Member Absent: Keir Milan

Others Present: Warren Weiss, Scott & Cindy Sand, Ginger & Dan Oldham, Marcia LaMarca, Eric Wolf, Laura Noble, Mike Nolan, McHugh, Nooshin & Mohamad Tabatabai, David Chai, Keith Clark, Ken & Debbie Harrisberger,

Call the meeting to order at 7:05PM

OPEN FORUM

AC Minutes of October 24, 2016 were approved.

Oldham, 156 Stagecoach Rd.: Ginger and Dan Oldham together with other Bell Canyon residents were present regarding 9 Wagon Lane. They informed the AC they inspected the plans and they want to fully understand what they are seeing. They want to understand the grading plan where the house will sit on the property. They are concerned about the rock formation wherein the topography of the land will be altered just like what happened on the property nearby and can foresee that this is happening again. They understand that the owners would like to have the best view as possible but not on the expense of other's view. They are requesting that neighbors should be notified and allowed to inspect new or revised plans as they are submitted. Eric Wolf, Legal Liaison, concluded the discussion and advised the residents that this matter is still under negotiation and their concerns will be taken into consideration.

Harrisberger, 139 Bell Canyon Rd.: Ken and Debbie Harrisberger were present regarding the proposed development of 135 Bell Canyon Rd.. Their concern is the potential encroachment of the proposed driveway on the side of their property line. It is the side of their bedroom window and it is a health concern for their son who has a medical condition and whose room is right where the proposed driveway will be located. The AC advised them that their concerns will be taken into consideration.

Chai, 26 Appaloosa Lane: David Chai was present regarding the preliminary SFR Plan and Grading Plan submitted on November 2, 2016. The AC gave him the consultants review and advised him to comply with and do the necessary changes on the plans as requested by the consultants. He also asked the AC about moving dirt from 283 BCR to 9 Wagon. He was advised by Eric Wolf, Legal Liaison that this matter has to be referred to counsel.

APPOINTMENTS

7:10 Weiss, Lot 308, 15 Cinch Rd. Warren Weis presented the revised Landscaping Plan he submitted on October 31, 2016. Pictures of the proposed trellis/patio cover was referenced during the discussion. He informed the AC that he needs to revise his landscape plan to make it more suitable to his new home. The proposed pool will be eliminated from the plan. It was the

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 22, 2016

consensus of the AC that the trellis/patio cover should have County approval since if the trellis is attached to the house. Final approval is subject to the receipt of the county stamped plan, county permit and payment of all fees and deposits.

7:20 NONE

7:30 NONE

PLAN SUBMITTALS

Sand, Lot 52, 135 Bell Canyon Rd. : Scott and Cindy Sand together with their architect, Mike Nolan presented and discussed the Grading and new SFR Plans submitted on October 27, 2016. The AC expressed their concern on the location of the proposed driveway encroaching on the 10 ft. easement. The AC gave them the consultants review and advised them to comply and do the necessary changes on the plans as requested by the consultants.

Tabatabai, 155 Saddlebow and 208 BCR: Nooshin and Mohamad Tabatabai were present to follow up on the decision of the AC on the County approved Grading Plans for the properties at 155 Saddlebow and 208 BCR. They were advised their grading plans were granted final approval subject to the completion of the construction forms and payment of all fees and deposits.

Mchugh, 63 Flintlock Lane: Greg Mchugh was present to obtain AC approval on his revised Guest House Plan submitted on November 18, 2016. There were no comments/feedback from neighbors on the preliminary submittal. All the necessary changes requested by the consultants were met. However, they have to revise the floor plan and reduce the square footage of the guest house per County requirement. They have to take out the storage room to comply with County. Per Legal Liaison they should get legal advice since CC&Rs and AC Handbook state that guest houses must be a minimum of 1,000 sq.ft. while County requirement is maximum 900 sq.ft. if land is less than 3 acres. It was the consensus of the AC to grant preliminary approval.

DEVIATION APPLICATION

NONE

RATIFICATION

Moseley, Lot 149, 133 Buckskin Road: The AC granted final approval on the County approved Pool Plan submitted on November 3, 2016. Final approval is subject to the completion of the constructions forms and payment of all fees and deposits.

OTHER BUSINESS

Brachot, Lot 336, 47 Dapplegray: The AC discussed the concerns raised by surrounding neighbors on the ongoing construction at this property. The letter from the neighbors were referenced during the discussion. Legal Liaison informed the AC that he met with the CE consultant regarding the water flow/outlet drain which is a major

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 22, 2016

concern of the neighbors. Other concerns of the neighbors are cracks on their houses, property not fenced off to avoid fall. It was the consensus of the AC to review the grading and drainage plans again.

Koshy, 40 Saddlebow Road: The AC discussed the request of the owner to withdraw her plan to enclose the patio and move forward with the County approved Solar Panels. The County permit for solar panels was referenced during the discussion. It was the consensus of the AC to send the owner a letter to requesting the submittal of all County permits for the roof structure and the patio enclosure.

Savadian, Lot 794, 43 Flintlock Lane: The AC discussed the request of the owners to reconsider their decision not to allow window replacement from casement to sliding. The window sample and letter from owner were referenced during the discussion. It was the consensus of the AC to uphold their decision not to allow sliding windows in place of casement windows. This decision is in keeping with the goal of the AC to increase the value of the homes in Bell Canyon.

Jadali, Lot 560, 30 Sage Lane: Ray Jadali requested AC approval on his request to replace his windows. The AC requested him to bring a sample picture of the proposed fixed window for review and approval.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

Roberts, 37 Sage Lane: Maria Roberts was present to express her concerns regarding her fence which was damaged during the grading and this caused her dogs to get out of her property. She informed the AC that her property is now being evaluated by a contractor for damages and is hoping to address this without going through legal action. She was advised by the AC that if contractor finds that the damage to her house is valid she should get an expert to verify. According to her the Kamar's previously offered to fix her fence. Ray Jadali offered to go to her property and look at the damage and also talk to the Kamar's. She also expressed her concern that the neighbor will park their cars on the new driveway. The AC assured her that this will be monitored.

EXECUTIVE SESSION

NONE

The meeting was adjourned at 9:00PM

Next Architectural Committee Meeting:

December 13, 2016