

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, September 8, 2015

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

Others Present: Richard Levy, David Chai, Greg Nickel, Marc & Silverstein, Lu Rosa, Bruce Needleman

Call the meeting to order at 7:00 PM

OPEN FORUM

The AC Minutes of August 11, 2015 approved.

Wallen, Lot 562, 22 Sage Lane: Susan Wallen at 22 Sage Lane was not present during the meeting to express her concerns regarding view obstruction complaint from her neighbor.

APPOINTMENTS

7:15 Shahawi, Lot 631, 159 Saddlebow Road: Greg Nickel, Architect, together with his Civil Engineer were present on behalf of the owner to discuss the proposed new SFR plans. Greg Nickels presented the house plan and discussed among other things the setbacks being equivalent to the front wall height since the property has a severe downward slope from access at Saddlebow Rd. The AC raised the question on the possibility of accommodating a 25 ft. setback from the street. After further discussion, it was the consensus of the AC that the architect should modify the house plan showing the house was moved back further. Revised SFR plan is subject to the AC's further review and discussion.

7:30 Chai, Lot 710, 283 Bell Canyon Road: David Chai was present to request the AC to grant him final approval for his county approved Grading Plan. He advised the AC that he now has full ownership of the property. It was the consensus of the AC that the following documents must be submitted to verify ownership: Recorded Grant Deed, Operating LLC agreement; Power of Attorney. It was the consensus of the AC that his request needs further review and discussion.

7:45 Silverstein, 130 Dapplegray & Rosa, 134 Dapplegray: Marc & Gail Silverstein of 130 Dapplegray and Lu Rosa of 134 Dapplegray were all present to discuss the view obstruction issues and IDR compliance.

Marc & Gail Silverstein - advised the AC that the view obstruction has been an ongoing issue regarding some plants and trees that have been growing directly on their view. Based on the IDR, the plants were removed, however, the trees that are blocking their view at present are offshoots of the previous trees that were cut and trimmed. A letter was sent to their neighbor requesting to trim their trees and hedges.

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Lu Rosa – informed the AC that he was not aware of the problem. According to Lu Rosa he is willing to trim the plants, cooperate and do whatever needs to be done, and has no problem to be in compliant with the IDR. He said that there is less obstructed view from before. Lu Rosa is asking for 30 days to resolve the issues, and will report to the AC that he has done the trimming.

The AC concluded the discussion assuring the Silverstein's that Lu Rosa will remedy the situation within 30 days. The AC advised both parties that they have to resolve it neighbor to neighbor, make it work out.

PLAN SUBMITTALS

6 Brachot The 47 LLC, Lot 336, 47 Dapplegray Road: Elad Brachot together with his engineer were present to discuss the updated Grading Plan. The revised grading plan was referenced during the discussion showing a new graded equestrian trail on north side and the preservation of existing fence on south side. Submitted revised grading plan. Suggested to move Cinch Trail to the north side of the property. The owner will not require the easement and will allow the property line to stay where it is and will be used as a trail. It was the consensus of the AC that the following conditions must be a part of escrow: written agreement with the neighbor at 41 Dapplegray Rd., must be a recorded trail, there should exist a legal dedicated agreement for the relocation of Cinch Trail from south to north

Bruce Needleman of 41 Dapplegray joined the discussion inquiring about the condition of the trail. The AC advised him that his fence will stay in place and his landscaping will remain since the trail will be moved to the north side of the property.

Waugh, Lot 325, 8 Cinch Road: The AC further discussed the certifications submitted by the solar company that certifies the solar panels have low level of glare. It was the consensus of the AC to request the solar company for additional certification on the percentage of glare, solar glare intrusion.

Picore, Lot 734, 208 Saddlebow Road: The AC reviewed the request for additional pillars, connecting wall and hedges at the front of the property. It was the consensus of the AC to grant final approval subject to the condition that it is the homeowner's responsibility to determine whether a permit from the County of Ventura is required or not. Should a permit be necessary, the owner is requested to submit a copy of the county permit to the Association Office.

DEVIATION APPLICATION

NONE

RATIFICATION

Weiss, Lot 308, 15 Cinch Rd.: The AC reviewed the county permit and county approved new Single Family Residence Plan submitted on Sept. 2, 2015. There were no comments/feedback received from the neighbors. The AC noted that there were discrepancies between the number of stories indicated on the permit and the plan. The

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permit shows 1 story while the plan shows two-story residence. The name on the permit & the name of the resident are different. It was the consensus of the AC that the permit should be amended to be consistent with the stamped plan.

Glassman, Lot 68, 73 Bell Canyon Rd.: The AC further discussed the county approved Fire-Rebuild SFR Plans submitted on August 11, 2015. It was the consensus of the AC that this needs further discussion prior to granting final approval.

OTHER BUSINESS

Nowaid, Lot 754, 80 Flintlock Lane: The AC further discussed the unapproved planter boxes and reviewed the application for TIWE to allow concrete walkway in the side easement and steps at front entrance. It was the consensus of the AC to do an onsite inspection of the property.

VIEW OBSTRUCTIONS

134 Dapplegray Road: Please refer to Open Forum discussion.

COMPLAINTS

NONE

EXECUTIVE SESSION

Legal matters

The meeting was adjourned at 8:30 pm

Next Architectural Committee Meeting:

October 13, 2015