

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Monday, December 21, 2015

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

Member Absent: Peter Carniglia

Others Present: Mohamad Tabatabai, David Chai

Call the meeting to order at 6:04pm

OPEN FORUM

AC Minutes of December 8, 2015 approved.

APPOINTMENTS

6:10 No appointment

6:20 No appointment

6:30 No appointment

PLAN SUBMITTALS

Nettinga, Lot 365, 5 Concho Lane: The AC reviewed the county approved Solar Panel Plans submitted on December 16, 2015. A letter of concern from a neighbor regarding the location of the solar panels was discussed. It was the consensus of the AC that before they can make a final decision, a request should be made to the solar company for the percentage drop in efficiency if the panels located near the pool would be relocated.

Tabatabai, Lot 630, 155 Saddlebow Road: Mohamad Tabatabai was present to inform the AC that he submitted the requested stamped site plan signed by the surveyor on Dec. 16, 2015 and is requesting the AC to grant him preliminary approval. The site plan was referenced during the meeting. While in concept the proposed grading plan appears approvable, however, an Application for Deviation/Temporary Interference with Easement must be submitted for review and recommendation to the Board for approval before he can start on his grading. It was also noted that his house plan is not a complete submittal due to missing retaining wall finishing. The AC requested him to submit the catalog showing a sample of the block wall to be used.

171 Stagecoach c/o David Chai, Lot 505, 67 Ranchero Road: David Chai was present to request the AC to grant final approval for his grading plan. The AC discussed and reviewed the SFR plan and the County approved Grading Plan submitted on December 18, 2015. The recorded easement from the title company was referenced. It was the consensus of the AC to grant final approval subject to posting the required 20K deposit for the cost in hiring a construction/grading expert, first 50 ft. of driveway should be pavers, completion of construction forms and the payment of all fees and deposits.

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Ponce, Lot 151, 123 Buckskin Road: The AC discussed and reviewed the Grading and SFR Plans submitted on December 14, 2015. The full rendering of the house and initial findings on the SFR plan was referenced during the meeting. It was the consensus of the AC that the following missing information should show on the plan: a material and color board should be provided; The design details of the trash enclosure should be specified; add AC notes to the cover sheet; windows should be casement type; not sliders; provide manufacturer for windows and doors; provide garage door schedule and manufacturer; provide a conceptual landscape plan. Landscape plan should include screen planting for all walls over 3 feet in height; provide hardscaping plan; include a note that a 2 rail white fence must be provided at the front property line; specify the driveway material. New driveways shall be constructed of brick, concrete or pavers of muted or earth tone color; and all retaining wall finishes should be clearly noted.

Reingold, Lot 735, 9 Wagon Lane: The AC reviewed the concerns received from a neighbor regarding the preliminary SFR plans.

DEVIATION APPLICATION

NONE

RATIFICATION

Koshy, Lot 706, 40 Saddlebow Road: With reference to the Enclosed Patio Addition Plan submitted on December 3, 2015, there were no comments/feedback received from neighbors. It was the consensus of the AC to grant Preliminary Approval. Final approval is subject to the receipt of the county approved plan, county permit, completion of the construction forms and the payment of fees and deposits. The owner was advised that the AC will allow painting the room addition with the same paint color and finish (semi-gloss) as the house. However, this is only a one time approval. The next time the house will be painted, the same color and finish will not be allowed.

OTHER BUSINESS

Fee Schedule for Minor Projects: Come up with a set of fees for minor projects. It was the consensus of the AC that this issue will continue to be on the agenda for further discussions.

Architectural Consultant: It was the consensus of the AC that the candidate for Architectural Consultant must possess the following qualifications: a degree in architecture, single family luxury homes portfolio, some construction management experience, experience with single family luxury homes, is able to drive by every two weeks to perform an onsite inspection.

The meeting was adjourned at 7:05 pm

**Next Architectural Committee Meeting:
January 12, 2016**