

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, July 11, 2017

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

**Others Present:** Steve Kent (Board AC liaison), Chiedu Chijindu (AC Consultant), Daniel Burgess, Sam Talebian, Mike Khristo, Greg Mchugh, David Chai, Jim Zembo, Chuck Kadish

The meeting was called to order at 7:03PM

The AC Minutes of June 13, 2017 were approved.

### **Item**

#### **OPEN FORUM**

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**Talebian, Lot 151, 123 Buckskin Rd.** Sam Talebian presented a new set of 3D visuals of his preliminary new SFR plans. According to the AC, the owner previously submitted plans where the roof line does not match, windows have arch and straight, floor plan does not match the roof plan. Owner requested the AC to grant final approval on his grading plan while the house plan is being revised. It was the consensus of the AC that owner should work with the architectural consultant in revising his house plans to be in compliance with AC standards. Once consultant recommends the house plan has met all the requirements, the AC will grant final approval on his grading plan.

**Zembo, 41 Cinch Rd:** Jim Zembo was present to find out about the status of the construction at 47 Dapplegray. He informed the AC he doesn't want to sue the association, however, the drainage issue is not being taken care of, what should be done with all the mudslide that is coming into his property during heavy rain, why has there been no communication from the AC about the mudslide, debris, etc. The AC informed him they are aware the owners are not complying with the Bell Canyon construction and maintenance standards and a hearing has already been scheduled to meet with the owners and discuss these issues.

**Kadish, 47 Buckskin:** Chuck Kadish was present to inform the AC that a group of teenage boys entered his property at 47 Buckskin which is in construction and vandalized the place. He would like to make the AC aware of the break-in in case this will happen again. The AC suggested that they call the police if this happens again.

**David-Chai, 26 Appaloosa Ln.:** David Chai was present to follow up on the preliminary approval on his grading and house plans. According to him during the AC meeting of March 14, 2017 AC granted him preliminary approval, however, he never received the letter from the AC. The AC advised him that the minutes for that meeting will be reviewed and if it states that preliminary approval was granted, a preliminary approval letter will be sent to him. The AC Coordinator informed him that a letter was sent to him prior to the AC meeting in March 2017 requiring him to submit a revised SFR plan and an Application for TIWE which he has not submitted yet.

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### PLAN SUBMITTALS

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**Khristo, Lot 176, 50 Stagecoach Rd.:** The Preliminary new SFR Plans submitted on June 30, 2017 were sent to the consultants for review. The SFR plan meets preliminary project requirements, however, the grading plan submitted is conceptual only. The consultants' reviews and 3D visuals were referenced during the discussion. It was the consensus of the AC that the owner needs to revise his grading plan prior to granting preliminary approval on his SFR and grading plans.

### OTHER BUSINESS

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**AC Construction Forms** – Revisions to the current AC construction forms is ongoing to match the AC Fee Standards and Construction Maintenance Standards. It was the consensus of the AC that this issue will continue to be on the agenda for further discussions.

The Architectural Committee adjourned to Executive Session to discuss current construction issues. No minutes were taken of this session.

**Meeting adjourned at 9:30 pm**

**Next Architectural Committee Meeting:**

**July 11, 2017**