

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Monday, October 24, 2016

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

Members Absent: Steve Kent

Others Present: Dan Grossman, Nir Glycher, Chuck Kadish, Nooshin & Mohamad Tabatabai, Leon Reingold, Ian Shrago, Eric Wolf, Chiedu Chijindu

Call the meeting to order at 6:04PM

OPEN FORUM

The Minutes of October 11, 2016 AC were approved.

APPOINTMENTS

7:00 Reingold, 9 Wagon Lane: Leon Reingold and Ian Shrago were present to find out the AC's decision on their grading. The AC informed them the issue is about the visual aspect in the canyon; there is a large amount of slope on the lot. They were asked if they can give the AC more time to provide them with the AC's final decision. According to Leon, only one slope on his property is visible to neighbors or from the street. Ian Shrago suggested some conditions regarding the AC making a final decision. The discussion concluded with Leon and Eric Wolf agreeing to meet the following morning Oct. 25th, for a walk-through of his property to discuss the details. Eric advised that he will report back to the AC.

PLAN SUBMITTALS

Tabatabai, 155 Saddlebow and 208 BCR: Nooshin and Mohamad Tabatabai were present to discuss the County approved Grading Plans for the properties at 155 Saddlebow and 208 BCR. They advised the AC that there is a need to move dirt from 208 BCR to 155 Saddlebow Road. According to the Architectural Consultant the roof height for 155 Saddlebow is 30 feet which is more than the 28 feet allowed from garage level. The AC suggested to consult with their architect regarding the roof height and show the average natural grade based on the roof height. The AC is concerned about the amount of the dirt and the traffic. AC has no objection on the design, their only concern is the quantity of dirt that will be moved and the traffic. It was the consensus of the AC that their plans will need further review and discussion and allow them to give their decision in 2 weeks.

Brachot, Lot 336, 47 Dapplegray: Dan Grossman, Nir Glycher and another partner were all present to discuss the County approved new SFR Plans submitted on Oct. 21, 2016, the concerns of neighbors and requirement for additional deposit. The AC was advised they have completed the rip-rap; they will meet with neighbors, but they have not cleared the mud from the soccer field. The AC suggested they get a crew to clean the property, add some sod on the soccer field; visit the backyard and check areas that needed to be cleaned. The AC advised them to get in touch with the other neighbors to correct the issues such as fixing the neighbor's fence; crew cars parked on the street

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Monday, October 24, 2016

and blocking the view for incoming traffic, relocate the lunch area to keep workers from looking onto the neighbor.

DEVIATION APPLICATION

Kadish, Lot 164, 47 Buckskin Rd. – Recommendation to the Board to approve the Application for Temporary Interference with Easement. Notifications were sent to neighbors and utility companies. Application received favorable reviews from the concerned neighbors and utility companies. The reviews were referenced during the meeting. The AC advised the owner to have a written agreement with his neighbor regarding the use of the easement and have it recorded with the County. This will protect him and the neighbor in the future. The owner expressed his concerns about not being able to submit his pool and landscape plans before the dirt is moved to the back of his property. He was advised to prepare and submit the pool and landscape plans in order to complete the submittal of his house plans in order for the AC to review his plans.

RATIFICATION

NONE

OTHER BUSINESS

Koshy, 40 Saddlebow Road: Follow up: near completion of enclosed patio without final approval from AC. The county permit report was referenced during the meeting. It was the consensus of the AC to get in touch with the owner and request for the County approved plan for the patio.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting was adjourned at 7:45PM

**Next Architectural Committee Meeting:
November 7, 2016**