

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, January 10, 2017

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

Member Absent: Steve Kent (Board liaison)

Others Present: Chiedu Chijindu, Bob & Jane Jacobi, Ginger & Daniel Oldham, Chuck Kadish, David Chai, Laura Noble, Craig Einhorn, Warren Weiss, Leon Reingold,

The meeting was called to order at 7:02PM

OPEN FORUM

The December 13, 2016 AC Minutes were approved.

Oldham, Stagecoach Rd. with surrounding neighbors: Ginger Oldham was present to discuss the project at 9 Wagon Lane. She asked if the AC received the letter she and her neighbors signed and addressed to the Board and the AC. They are not happy about the plan though they understand the frustration of the owners who would like to move on and start with their project. She requested that the AC inform neighbors of any new plans submitted and include them in the review and discussion. Craig Einhorn asked the AC about the proposed dirt hauling rule and if this will be implemented in Bell Canyon. The AC advised him to send his comments to the BCA office for review and consideration. Craig also expressed his concern about the development of the project; there is no monitoring system in place and that before the project starts the owners should understand they must abide by the rules. They would like to know how much of the mountain will be cut and it will be very helpful if there are visual tools such as story poles to show where the cut is going to be. Warren Weiss asked to see the topographical map.

Kadish, 47 Buckskin Road: Chuck Kadish was present regarding his request to haul dirt to 9 Wagon Lane. He wants to find out if the AC will approve his request since the AC has granted the owners at 9 Wagon approval to start on their grading work. The AC advised him his request will be reviewed and he will receive a letter within the week.

Chai, 283 Bell Canyon Road: David Chai was present to ask for AC approval to start grading at 283 Bell Canyon Rd. David said preliminary approval had been granted. He informed the AC that the property is now in escrow. The AC advised him there is a large discrepancy between the amount of import/export of dirt shown on his plans and the AC's civil engineer consultant's calculations. He will receive a letter from the AC by Friday with the consultants' plan reviews.

Reingold, 9 Wagon Lane: Leon Reingold inquired about the wheel wash as a requirement of the AC but he cannot find that requirement in the rules. Per AC, construction area is to be kept clean and advised him that if he has a better way to keep the construction area clean, the AC will consider his suggestion.

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APPOINTMENTS

NONE

PLAN SUBMITTALS

Khatcherian, Lot 443, 15 Holster Lane: The AC reviewed and discussed the County Notice of Violations dated August 4, 2014 in relation to the House Remodel Plan submitted on December 12, 2016. The County violation and the AC's architectural consultant's review were referenced during the discussion. It was the consensus of the AC to send the owners the consultant's review on their remodel plan which also includes AC requirements to correct the County violations.

Shahawi, 159 Saddlebow Road: The AC reviewed and discussed the new SFR 3-Story Plan submitted on December 22, 2016. Plans were forwarded to the AC consultants for review. The architectural consultant's review was referenced during the discussion. The AC is still waiting for the civil engineer's review. The AC will have the architectural consultant revise his report prior to sending both the CE and architectural reviews to the owner.

Diggs, Lot 679, 12 Mustang Lane: The AC discussed the revised Sports Court Plan submitted on December 29, 2016. It was the consensus of the AC to grant preliminary approval subject to there having no valid comments/feedback from surrounding neighbors.

Chai, Lot 710, 283 Bell Canyon Rd. The AC reviewed and discussed consultants' findings on the County approved Grading Plan and proposed new SFR plan. See section on open forum for AC decision.

DEVIATION APPLICATION

Sand, Lot 52, 135 Bell Canyon Rd. The AC reviewed and discussed the owners' Application for Temporary Interference with Easement submitted on January 3, 2017. It was the consensus of the AC to send the application to surrounding neighbors and utility companies for review and comments.

RATIFICATION

Jacobi, Lot 257, 201 Bell Canyon Rd. The AC granted approval on the County approved Remodel Plan submitted on January 3, 2017.

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OTHER BUSINESS

Jadali, Lot 560, 30 Sage Lane: The AC discussed his request for window and door replacement. It was the consensus of the AC to approve the windows and doors replacement.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting adjourned at 8:07PM

**Next Architectural Committee Meeting:
February 14, 2017**