

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, April 24, 2018

Members Present: Peter Carniglia, Daniel Burgess

Others Present: Chiedu Chijindu (AC Consultant), Omar Nassery, Dan Grossman, Elad Brachot, Nir Glycher

The meeting was called to order at 7:07PM

April 10, 2018 AC Minutes: Daniel made a motion to approve the minutes after discussing minor revisions to be made. Peter seconded the motion. Unanimous.

OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Peter welcomed and introduced Omar Nassery who was present as an observer.

APPOINTMENTS

7:15 PM Buckskin Bell LLC, 109 Buckskin Rd.: The owners were not able to attend the meeting. The AC discussed the letter/timeline of completion of the project submitted by the owners prior to the meeting. It was the consensus of the AC to: 1. invite the owners again to the next AC meeting; 2. tell the owners to back-fill the excavation in the BCA's unpaved roadway; 3. tell the owners to remove the construction debris in front of their property; and 4. ask the owners to submit a revised Landscape and Hardscape Plan to the AC due to their decision to withdraw their plan to build a pool.

7:25 PM Tabatabai, Lot 630, 155 Saddlebow Rd.: Mohamad and Nooshin Tabatabai were present to discuss the additional planting requirements for retaining walls not in accordance with TIWE standards and to give a progress report for 155 Saddlebow Rd. and 208 Bell Canyon Rd. The County approved grading plan, proposed SFR plan, and pictures of the retaining walls were referenced during the meeting. The AC is aware that the project slowed down at 155 Saddlebow. The AC did not anticipate a project slowdown at 155 Saddlebow. The AC asked the owners why the County approved house plan and landscape plan for 155 Saddlebow has still not been submitted. The owners advised the AC that the plans have not been submitted because they had a setback with financing, which they are currently working on. They are continuing with 208 BCR, and at present are working on the rebar and caissons, which will be done by the early part of May. The AC requested the owners to immediately install special and serious screen planting of the retaining walls and open space. The owners need to find a way to obscure the retaining walls with planting. It was the consensus of the AC that the landscape plan must be submitted immediately and for the owners to plant the lower and upper walls to obscure the walls.

7:45 PM Brachot, Lot 336, 47 Dapplegray Rd.: Elad Brachot, Dan Grossman, and Nir Glycher were present to update the AC on the progress of the storm drain plan installation and their plan to bring the trail back to its original condition. Peter showed pictures of the trail referencing a concrete structure across the trail. According to Dan Grossman this is part of a V-channel to divert water. Dan Grossman also informed the AC that they cannot submit the storm drain plan to the County without first getting the letter of

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agreement signed by the neighbors. He will again contact the owners to sign the letters to be able to submit the plan to the County. He also informed the AC that the fence of the adjacent neighbor has now been installed in agreement with the neighbor. The AC reminded the owners about the complaint by the neighbor concerning the presence of video cameras installed on each corner of the house and directed towards the neighbor's property. The AC requested the owners remove the cameras directed towards the neighbor, because it both violates a municipal and Ventura County code on the right to privacy. The owners promised to remove the cameras directed towards the neighbors. It was the consensus of the AC that the owners be invited again to the May 22 AC meeting for a progress report.

PLAN SUBMITTAL

Magers, Lot 490, 5 Rancho Rd.: The AC reviewed and discussed the additional requirements from the AC Consultant on the revised New SFR Plan. The 4-sided renderings were referenced during the discussion. The AC also reviewed and discussed the landscape plan. It was the consensus of the AC to send the owners a letter requesting that all plantings must comply with the published Ventura County Fire Department approved plants and to resubmit the landscape plan as soon as possible for review that will show plantings that obscure the retaining walls. The AC recognizes that some of these plantings (trees and vines suggested) may be in the easement.

OTHER BUSINESS

AC Construction Project Spreadsheets – The AC discussed the updated AC construction project spreadsheets.

The meeting was adjourned at 8:47PM

**Next Architectural Committee Meeting:
May 8, 2018**