

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 27, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (Board AC Liaison), Kyle Polvy, Tamara Imber, David Chai, Vahram Sukyas, Leon & Marina Reingold

The meeting was called to order at 7:09 PM

November 20, 2018 AC Minutes: Scott made a motion to approve the minutes. Peter seconded the motion. Approved.

7:00 – 7:10 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Polvy, 88 Flintlock: Kyle Polvy stated that he is aware that there will be a fire debris removal, but he does not know what the AC is doing before the clean-up and about the presence of asbestos. Peter distributed the letter from the County regarding fire debris removal to the residents present at the meeting. Peter briefly described the content of the letter. Peter advised the residents that the AC is not involved with that process, but the AC will allow clean-up if the owner has submitted to the AC a fire debris removal permit from the County. Everybody must comply with County and State requirements. Owner asked if the AC has the authority to require temporary fencing to enclose damaged properties, what is the number of trucks allowed to come in and out of Bell Canyon, is aware of the amount of toxic substance present in these burned properties, and dust emission. The AC suggested he get in touch with the County and ask them what their requirements are for safety and protection. The AC advised the residents that these concerns will be further discussed in the future.

Sukyas, 6 Appaloosa: He wanted to follow up on his request at the last meeting regarding fees. The AC advised the owner that they are currently working on the fee schedule to be able to come up with a fee structure for owners whose houses were destroyed or severely damaged. The AC advised the residents that the HOA is still waiting for a County update on the clean-up and if fences are considered hazardous waste material.

APPOINTMENTS

7:10 - David-Chai, 26 Appaloosa: David-Chai was present to discuss the revised County approved new SFR plan showing clouded changes in the plan. The consultants' reviews were referenced during the discussion. Peter referenced the revised plan with the clouded changes and compared it against the plan that was granted preliminary approval by the AC. In comparing the plans, the AC found the location of the house was significantly moved about 12 ft. The AC took note that the revised plan with the clouded changes should not be hand drawn and should be indicated by a delta sign to show the changes. David requested the AC that he be heard. He advised the AC that he did only minor changes which is not visible to anyone. The AC advised the owner that there is information missing, and the clouded changes with a delta sign should be professionally drawn by his architect. The AC will not accept hand drawn changes on the plan.

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7:20 - Imber, Lot 473, 48 Ranchero: Tamara Imber was present to discuss the landscaping plan. The consultant's review was referenced at the meeting. The AC informed the owner that the landscaping plan was not very detailed, all exterior built-in furniture, BBQ counter, patio structure, and fire pit are encroaching into the 10 ft. easement. The AC also noted that the 2015 survey submitted is outdated since a survey is only good for one year. The AC requested the owner to check proposed list of plants to ensure it complies with the County Fire Dept. list of plants that are allowed; have the pergola professionally drawn since it is more than 120 sq. ft., complete with dimensions and showing actual distance from the property line. The AC requested the owner to comply with the consultant's requirements and submit a revised drawing for review. The owner requested the AC for approval to replace a portion of their rear fence which was burned during the fire can be granted. The AC suggested that she contacts first the County and asked if they will be allowed to replace that portion of their fence prior to the AC granting approval.

OTHER BUSINESS

AC Fee Schedule: The AC is proposing to modify the fee schedule for Like-For-Like repairs/replacement for owners affected by the Woolsey Fire. The AC Fee Schedule was referenced during the discussion. Peter requested the AC members to review the fee schedule and submit their proposed modification to the fee structure for recommendation to the Board for approval.

AC Construction Projects Spreadsheets: The AC reviewed the updated AC construction project spreadsheets.

List of updated Destroyed and Damaged Houses: The AC reviewed the updated list of destroyed and severely damaged houses.

The meeting was adjourned at 8:44 PM

Next Architectural Committee Meeting:

December 11, 2018