

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, May 8, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (AC BOD Liaison), Eric Wolf (BOD Legal Liaison), Chiedu Chijindu (AC Consultant), Ginger & Daniel Oldham, Mike Nolan, Warren Weiss, Darius Gandhi, Leon and Marina Reingold

The meeting was called to order at 7:04 PM.

April 24, 2018 AC Minutes - Daniel made a motion to approve the minutes. Peter seconded the motion. Unanimous.

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

Peter introduced Scott Sand as the new member of the Architectural Committee.

APPOINTMENTS

7:10 PM Buckskin Bell LLC, 109 Buckskin Rd.: Darius Gandhi was present at the meeting to discuss the project completion schedule and ongoing activities. He presented pictures/renderings of a sample interior design of a house and submitted a copy of the County inspection report. The AC noted that the inspection report dates back from the previous year. The owner gave an update on the present status of their project:

- a. The Fire Dept. required them to put up his own fire hydrant in the property, despite the presence of an existing auxiliary water tank. Due to the Thomas Fire, County approval has been delayed.
- b. The Fire Dept. also required them to build a turn out pad.
- c. As soon as the fire hydrant and water connections pass inspection, they will be able to cover the trench in the unpaved roadway.
- d. The front of property will be cleared of debris once the trench plates are in place. Owner will send pictures to the AC once trench plates are in place.
- e. Electrical meter will be located at the house. They are currently using solar panels to provide power for their tools. SoCal Edison will connect their meter as soon as Fire Dept. has given clearance.

The AC concluded the discussion and requested the following submittals from the owner:

1. Submit pictures/renderings of the actual project.
2. Submit a more current inspection report. A written progress report from the Fire Dept. is also required.
3. Submit a revised landscape plan, showing a higher percentage of plantings than hardscape.
4. Submit a plan showing changes such as the turn-out pad and fire hydrant location.

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7:24 PM Reingold, Lot 735, 9 Wagon Rd.: Leon and Marina Reingold were present at the meeting. The following issues were discussed:

- a. Leon stated that about two months ago the AC requested that a survey be performed on his property. He agreed to the survey but at present has not received a copy. Peter advised Leon that some of the reasons which caused a delay in the survey were bids received from surveying companies had to be reviewed and approved by the Board, and the weather condition affected the timing of the survey.
- b. Leon read the BOD and AC letter. He stated that, he did not finish his grading and the AC put a stop work order on the project. Peter referred to page 2 of the letter stating the guidelines for preparing a new grading plan.
- c. Leon asked the AC to explain what is wrong with his project. What does non-harmonious mean.
- d. Marina stated that in one of the AC letters, it stated that submittal of any landscape plan must be submitted after the grading plan is completed. The owners questioned why the AC changed their decision about submitting the landscape plan after grading is completed.
- e. In May 2017 owners found a dump on their property. This required them to submit a change order which was denied by the AC. In Oct. 2017, they submitted another change order and was again denied by the AC. Owners said that every time they submit a plan it gets denied by the AC.
- f. Their request for a copy of the recording from the previous AC meeting was ignored.
- g. Requested a copy of the survey.

The AC concluded the discussion and requested that the owners submit all their questions in writing. The AC will give them a response within two weeks and will advise them if they can have a copy of the meeting recordings from the last meeting. Lastly, the AC will take under advisement when a copy of the survey will be available.

PLAN SUBMITTAL

Magers, Lot 490, 5 Rancho Rd.: Mike Nolan was present on behalf of the owners to discuss the revised Landscape Plan. Peter acknowledged that the AC received the revised landscape plan. The AC requested assurance that all plantings comply with the published Ventura County Fire Department approved plants. The AC Consultant noted that the oak trees are within proximity of the retaining wall. It was the consensus of the AC to grant preliminary approval on the house plans subject to providing a revised landscaping plan within 30 days which responds to the requirements stated in the consultant's review. The landscape plan should also show the irrigation system.

OTHER BUSINESS

AC Construction Project Spreadsheets: The AC discussed the updated AC construction project spreadsheets. Peter requested that the AC go and review at all the ongoing projects and send their feedback. The purpose of this construction project update is to be used as a working document wherein AC members can write their notes.

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283 Bell Canyon Road: The AC discussed issues that need to be addressed by the owners during construction. It was the consensus of the AC to send the owners a letter requiring a rumble shaker grids/wheel wash at the entrance to the construction site and preserving the 11-foot unpaved roadway (the area between the property line and the edge of the street) free of obstructions at all times. The AC is concerned with pedestrian and equestrian safety. The letter should also request the owners confine all construction activities within the boundaries of their property.

EXECUTIVE SESSION

Construction Issues.

The meeting was adjourned at 8:30pm

Next Architectural Committee Meeting:

May 22, 2018