

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, April 11, 2017

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

Member Absent: Keir Milan

Others Present: Steven Kent (Board AC Liaison), Eric Wolf (Board Legal Liaison), Chiedu Chijindu, Omar & Farida Nassery, Dustin & Eti Glodney

The meeting was called to order at 7:03 pm

The March 14, 2017 AC minutes were approved.

OPEN FORUM

7:10 Shahawi, 159 Saddlebow: The designers were at the meeting to present and discuss the proposed new SFR plan. The AC expressed their concerns regarding the close distance of the house to the street, the 3 story concept, basement, and house height. It was the consensus of the AC that a pdf copy of the revised SFR plan should be submitted for the review of the AC and the consultants. Following the review and corrections to the plan, it will be sent to the neighbors for notification.

7:20 Glodney, 210 Bell Canyon Rd.: Dustin and Etii Glodney were present to discuss the chicken coop plan. The site plan submitted earlier was referenced during the discussion. The AC noted that the proposed chicken coop is encroaching in the easement, located in the front yard and visible from the street. The AC instructed the Glodney's to remove the chicken coop which is encroaching in the side easement, find a new location which will not be visible from the street, submit a chicken coop plan complete with dimensions prior to submitting to the County and submit a picture or rendering of the actual structure to be built. The AC reminded them regarding the unpermitted deck on the slope. They informed the AC that they are waiting for the soils report as a requirement of the County prior to approving the decks.

Khristo, Lot 176, 50 Stagecoach: Mike Khristo was present to request the AC for guidance in building a home in Bell Canyon. AC advised him to submit a proposed house plan for review. The AC pointed out their concern regarding the easement issues and waterways. He informed the AC that he plans to use Buckskin as his address.

Meneshian, Lot 436, 46 Dapplegray: Greg Meneshian was present to express his concerns regarding the ongoing construction and maintenance issues at 47 Dapplegray. He pointed out the following issues: a. a gate must be installed during construction for safety and security reasons; b. trash is blowing into his property; c. excessive trash and construction debris in the site creates a fire hazard issue; and d. their workers are speeding everyday. He had expressed all these concerns with the owner/contractor but nothing has been done. The AC advised him to file a written complaint and the Board will act on his complaint regarding speeding and also has the authority to ban access to these workers. Per Eric Wolf, Board Legal Liaison, the Board deals with speeding issues, and filing a complaint will give the Board the ability to act on the speeders. He was also told he can call the County and report about the trash.

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PLAN SUBMITTALS

Shpizear, Lot 259, 193 Bell Canyon Rd.: The AC discussed the various options submitted for the location of solar panels. It was the consensus of the AC to approved Option 3. Owner will be notified of the approved location and upon submittal of the revised solar panel plan notification to neighbors will be sent.

Nassery, Lot 634, 171 Saddlebow Rd. Omar and Farida Nassery were present to discuss the consultant's review on the new Single Family Residence Plan submitted on March 16, 2017. Per Eric Wolf, the main concern was the lot line adjustment. According to the owners this was approved by the County and has been recorded. Omar advised the AC that he is revising the plans based on the review from the consultant.

Fata, Lot 740, 36 Flintlock Lane: The AC discussed the consultants' review on the new Single Family Residence Plan submitted on April 3, 2017. It was the consensus of the AC to send the reviews to the owners for compliance with the requirements of the consultants.

Pair, Lot 720, 219 Saddlebow Rd.: The AC discussed the consultant's review on the Remodel/Window replacement, Balcony & new Trellis plan submitted on April 3, 2017. It was the consensus of the AC to grant Preliminary approval. Preliminary approval is subject to posting the plan submittal fee.

RATIFICATION

Khatcherian, Lot 443, 15 Holster Lane: Vick Mansourian was present to request final approval on the County approved remodel plan to correct the violations submitted on April 10, 2017. The approved plan and list of violations for correction were referenced during the discussion. It was the consensus of the AC that final approval is subject to the final review from the consultant for compliance with the AC architectural standards, payment of all fees and deposits and completion of construction forms.

Note: The AC granted final approval on the remodel plan to correct violations on April 18, 2017.

OTHER BUSINESS

Bell Canyon Mailboxes – The AC discussed the proposed mailbox upgrade and samples from the Bell Canyon Gen. Manager for possible recommendation to the Board. It was the consensus of the AC to recommend to the Board for review and consideration sample New England white 9901A mailbox style.

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COMPLAINTS

Reingold, Lot 735, 9 Wagon Lane: The AC discussed the compliance issues and dust emission concerns despite request to spray the disturbed areas of the site, or any stockpiled soil, with water to minimize fugitive dust emissions. The AC agreed that the owner has to comply with the requirements. It was also noted that while performing his daily activity no mitigation measures such as dust emission and wheel wash are in place. The AC agreed to draft a letter to enforce the issues and put a stop work if plans are still not submitted. Per Eric, he will get in touch with Reingold and discuss the compliance issues.

The meeting was adjourned at 8:20pm

**Next Architectural Committee Meeting:
May 9, 2017**