

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 20, 2018

Members Present: Peter Carniglia, Scott Sand, Omar Nassery (Alternate)

Member Absent: Daniel Burgess

Others Present: Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Timo & Monica Spoerl, Abbey & Rui Guimaraes, David Chai, Virender Jain, Bob Clarke, Vahram Sukyas, Karolina Khlenikova, Vladislav Pichugin, Jacob Keijer, Robert Rapia, Leon & Marina Reingold

The meeting was called to order at 7:06 PM.

October 23, 2018 AC Minutes: Peter had minor changes to the minutes. Peter made a motion to approve the minutes with the changes. Scott 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)

Sukyas, 6 Appaloosa: Informed the AC that their house was destroyed by the Woolsey Fire. He asked the AC what the procedure is in re-building and if they can adjust the location of the proposed house and make grading and landscaping changes. This will make the property safer from fire. Peter advised the owner that they will still be subject to current building codes and AC standards. Old plans are not up to code, Owners should submit to the AC a new set of plans that are up to current building codes for review and approval. The plans should also be approved by the County Building and Safety Department which will expedite review of plans. Peter also advised the owner that the AC will come up with a fee structure that will be in favor of residents whose houses were destroyed or damaged by the fire.

Guimaraes, 52 Saddlebow: Asked the AC how to treat severely damaged houses which released harmful chemicals. They suggested that the use of railroad ties for retaining walls should be banned because of the toxic chemical it gives out. Peter advised owners that the rule on the use of railroad ties may be found in the State of California and County of Ventura building codes.

Pichugin, 46 Buckskin : Informed the AC that their house was red tagged due to the fire. They asked the AC for ideas on how to streamline the process of re-building. They want to know if plans are approved by the County what are the chances of the AC approving their plans as well. They want to build a fire and earthquake-proof house. Peter advised them to work with an architect to build a new home. They should submit the plans first to the AC prior to submitting it to the County. They can come and meet with the AC and present a conceptual plan for review and approval before preparing for a complete set of formal plan.

Kaijer, 92 Flintlock: He informed the AC that he heard the County is awaiting approval from the State of California, which will take months before it gets approved. Peter said there was an update that was just circulated to the community. Per Peter, the County will assist owners to re-build. Peter advised the owner that the AC will come up with ways and means to expedite re-building soon.

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Bob Clarke. 10 Dapplegray: He wanted to follow up on the proposed cell tower. Peter advised the owner that it is a Board decision. Peter advised him that the AC was asked to look at it based on its aesthetic aspects.

APPOINTMENTS

7:10 - David-Chai, 26 Appaloosa: David-Chai was present to discuss the County approved House Plans for 26 Appaloosa. The consultants' reviews were referenced and discussed during the meeting. According to Peter there were some changes made in the house plans without AC approval. He first went to the County for the changes and approval before submitting the changes to the AC. His roof changed from a pitched roof to a flat roof. The AC advised him to have his Architect cloud the changes on his drawings and submit it for AC review. The AC is aware of his desire to proceed, however, the AC cannot make a decision at the moment due to his changes. The AC will send him the reviews from the consultants so he might incorporate their concerns into his written submittal from the Architect. The AC also advised the owner that these issues will be addressed at the next AC meeting.

7:20 - Spoerl, 30 Corral. Timo Spoerl was present to discuss the revised Pool Plan and Application for TIWE. Concerns from utility company and a letter from a neighbor were referenced during the discussion. According to Peter, a utility company had concerns about encroaching into the neighbor's property. Owner advised the AC that he emailed the utility company regarding their concerns and is waiting for a response. The AC advised the owner that these issues must be resolved with the utility company. Peter recommended for Board approval the Application for TIWE for the front and side encroachments. The AC also granted preliminary approval on pool plan subject to the Board approving his TIWE.

7:30 - Caspi, 31 Roundup Rd.: The AC discussed the County approved Patio Cover. The consultant's review was referenced during the discussion. Peter stated that the owners started building the patio cover roof prior to AC and County approval. The AC took note of the issue regarding the roof material, which is torch down and does not match the main house roof style. It was the consensus of the AC to invite the owners to the next AC meeting and defer the AC decision.

7:40 - Jain, 338 Bell Cyn. Rd: Virender Jain was present to discuss his request for construction deposit refund. Pictures showing the current screen planting of retaining walls were referenced during the discussion. According to the owner, the deposit was for the patio/sitting area and the issue of screen planting is a separate issue. He showed photos of the plants now higher than the retaining walls. He promised to make the plants grow well. It was the consensus of the AC to approve the refund.

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APPLICATION FOR DEVIATION

Sand, Lot 52, 135 Bell Canyon Rd.: Scott Sand was present to discuss the Application for Temporary Interference with Easement (TIWE). There were no comments/feedback received from neighbors and utility companies. The owner advised the AC that it is a rip-rap behind the house and will not be on the trail, and it is in compliance with the requirement from the County to control erosion. Peter made a motion to recommend approval to the Board. Omar seconded. Unanimous.

OTHER BUSINESS

Savin, 69 Rancho: The AC discussed the new submittals for the proposed grading and retaining wall plans submitted on Nov. 20, 2018. The full plan submittal, pool plan, hardscape and landscape plan were referenced during the discussion. It was the consensus of the AC to notify the neighbors about the plans.

Increase number of AC members, make up and alternates for the AC to consider a recommendation to the Bylaws and CC&R's committee. Peter advised the AC that the Board has now authorized the two previous alternates to be official alternate members to the AC. Peter asked the AC if they approve having a 5-member committee, two alternates and to rotate the chair annually. It was the consensus of the AC to draft a recommendation to the Board.

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

List of Destroyed and Damaged Houses: The AC reviewed and discussed the list of houses destroyed and damaged due to the fire. The AC instructed the AC Coordinator to update the list, categorizing the list between destroyed, damaged and minor damages (such as small sheds and fences). Peter suggested sending an eblast asking owners to submit to the AC a list of what was damaged on their property.

EXECUTIVE SESSION

Construction Issues

The meeting was adjourned at 9:05 PM

Next Architectural Committee Meeting:

November 27, 2018