

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, December 13, 2016

Members Present: Ray Jadali (Chair), Peter Carniglia (voting), Steve Kent (Board Liaison)

Member Absent: Keir Milan

Others Present: Eric Wolf (Legal Liaison), Mike Klein, Ginger & Dan Oldham, Steve & Coby Kibrick, Warren Weiss, Scott & Cindy Sand, Chuck Kadish, David Chai, Laura Noble, Marsha La Marca, Mike Nolan, Eugene Karpus, Leon & Marina Reingold, Keith Clark

The meeting was called to order at 7:03 PM

OPEN FORUM

The AC minutes of November 22, 2016 were approved.

Oldham, 156 Stagecoach together with surrounding neighbors: Ginger and Daniel Oldham together with surrounding neighbors were present regarding the proposed new SFR construction at 9 Wagon lane and the project at 67 Ranchero which is currently in litigation. Ginger read their letter addressed to the AC and the Board regarding 67 Ranchero. David interrupted Ginger Oldman as she was reading a letter signed by 10 residents complaining about 67 Ranchero. David pointed at the AC and said "you are all liars". They were advised to come to the Board meeting and address their concerns to the Board member who negotiated the approval for 9 Wagon. Ginger invited the AC to see the view from her window. Peter will look at the property with the neighbors to verify that the calculations were correct.

Kibrick, 163 Saddlebow Rd: Owners expressed their concerns regarding the landscaping to be done on 167 Saddlebow. They plan to do some landscaping as well and would like to find out how the landscaping on 167 Saddlebow will affect them. They are also concerned with contractor behavior, their radios, yelling and singing. The AC will address the owner regarding his workers.

Karpus, 35 Cinch Rd.: Owner expressed his concerns regarding the ongoing construction at 47 Dapplegray Rd. His main concerns are: the height of the house; Cinch Trail location was changed; there is no fencing on the side of the property; he believes that a fall protection fence should be installed; and they want to see the landscaping plan. The AC explained that there is no harm in moving the trail from one side of the property to the other; it works for the residents because it is less steep and more walking grade; and done for the convenience of the builder because the retaining wall will be pushing into the area. Mr. Karpus disagreed. The AC decided they will go to the property and look at the trail and find a solution. Eric Wolf, Legal Liaison, advised him that the civil engineering consultant is preparing a hydrology report due to concerns about the amount of water, to determine if it is within the limits. Mr. Karpus stated that the retaining wall at the back have caissons and is about 11 ft. high. Eric stated he will give a full report from the engineer.

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Kadish, 47 Buckskin Rd.: Owner presented his landscape plan to the AC. He was advised that the AC will review his landscape plan and will be notified of their findings.

Chai, 283 Bell Canyon Rd. David-Chai was at the meeting to find out about the AC's decision on his request to grant final approval of his grading plan for 283 Bell Canyon Road. He was advised that his grading plan will be forwarded to the consultants for review and the AC will provide him with a response. He was also advised that he will need to comply with the consultants' findings, if any, and incorporate them in his plans.

APPOINTMENTS

7:10 NONE

7:20 NONE

7:30 NONE

PLAN SUBMITTALS

Sand, Lot 52, 135 Bell Canyon Rd. Scott and Cindy Sand together with their architect, Mike Nolan were present to discuss their revised grading and new SFR plans submitted on December 8, 2016. They were advised that the revised plans will be forwarded to the consultants for further review. The AC requested they submit a colored rendering and informed them that the proposed vinyl windows should be of high quality. Due to the proposed location of the driveway, they must submit an Application for Temporary Interference with Easement.

Klein, Lot , 109 Buckskin Rd. Mike Klein was present to discuss the final review from architectural consultant on the County approved new SFR Plan. Additional information from the owners was forwarded to the consultant to complete his review. The AC expressed their concerns on the proposed use of a metal roof. Though it is not seen from the street it will be seen by neighboring properties. Owner advised AC that he will submit different samples of the metal roof and is willing to work with the AC and comply with their requirements. Owner was requested to submit the landscape plan which must be submitted well before the project ends.

Khatcherian, Lot 443, 15 Holster Lane: The AC reviewed and discussed the House Remodel & Pool Replaster Plan submitted on December 2, 2016. The plan was forwarded to the AC consultants for review. It was the consensus of the AC to send notification to neighbors for plan inspection prior to preliminary approval.

Izad, Lot 140, 5 Buckskin Court: The AC reviewed and discussed the Pool House & Pool Plans submitted on December 7, 2016. The plans were forwarded to the AC consultants for review. It was the consensus of the AC to send notification to neighbors for inspection prior to preliminary approval.

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DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

67 Rancho: The AC discussed the letter received from concerned neighbors. Neighbors are requesting the Board and the AC to uphold their agreement with the owner to adhere to the approved plans.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

The Meeting was adjourned at 8:25 PM

Next Architectural Committee Meeting:

January 10, 2017