

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, August 8, 2017

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

**Others Present:** Chiedu Chijindu (AC Consultant), Leon Reingold, Mike Nolan, Mike Khristo, Ian Shrago, Daniel Burgess,

**Call the meeting to order at 7:04**

**The July 11, 2017 AC Minutes were approved**

### OPEN FORUM

---

**Reingold, Lot , 9 Wagon:** Leon Reingold was present to inform the AC that he submitted a Second Change Order Grading Plan and would like to find out when is the AC going to respond to his plan. He was advised that the plan is still being reviewed and 7-10 days he will get a response from the AC.

**Nolan, Lot , 5 Ranchero:** Mike Nolan, on behalf of the owners of 5 Ranchero was present to inform the AC that he submitted the house plans and grading plan for 5 Ranchero. He also would like to know the status of the Application for Temporary Interference with Easement (TIWE) that was submitted. The AC advised him that his plans were being reviewed by the consultants. Once the review is ready, the AC will forward the review to the owners and comply with the corrections being requested by the consultants, if any, and resubmit revised plans for review.

### PLAN SUBMITTALS

---

**Bruder, Lot 710, 283 Bell Canyon Rd:** The AC reviewed and discussed the consultants' findings on the revised new Single Family Residence Plan submitted on July 25, 2017. It was the consensus of the AC to forward the CE consultant's review for compliance prior to granting preliminary approval.

**Khristo, Lot 176, 50 Stagecoach Rd:** Mike Khristo, owner of 50 Stagecoach was present to find out about the status of his house and grading plans submittal. The AC reviewed and discussed the revised Grading Plan submitted on July 28, 2017. On the other hand, the House plan was reviewed by the consultants and meets preliminary requirements. The consultants' reviews were referenced during the discussion. It was the consensus of the AC to grant preliminary approval.

**Magers, Lot 490, 5 Ranchero Rd.:** The AC discussed the consultants' review on the preliminary new SFR and Grading Plans submitted on July 21, 2017. The consultants' reviews were referenced during the discussion. See Open Forum above for discussion.

### APPLICATION FOR DEVIATION

---

**Chai, Lot 396, 26 Appaloosa Lane:** The AC discussed the comments/feedback received from the utility company regarding the Application for Temporary Interference with Easement (TIWE) for the proposed retaining wall submitted on July 12, 2017. There were no valid comments/feedback received from the neighbors. It was the consensus of the AC that recommendation to the Board for approval is pending subject to the requesting the utility company to sign their letter to the AC.

# BELL CANYON ASSOCIATION **MINUTES**

## **Architectural Committee Meeting – Tuesday, August 8, 2017**

*Note: Upon request, the utility company signed the letter and emailed a copy. The AC has recommended the application to the Board for approval. A copy of the letter from the utility company should be forwarded to the owner for compliance.*

**Statham, 15 Bronco & Nelson, 9 Bronco:** The AC discussed the concerns received from the utility company regarding maintenance issues of the proposed block wall on the property line in response to the Application for Temporary Interference with Easement (TIWE) submitted on July 31, 2017. It was the consensus of the AC that approval is pending subject to receiving clarification from the utility company that it does not require an indemnification letter for the proposed work by the owners.

*Note: Upon request, the utility company clarified it does not need an indemnification letter from the owners. The AC has recommended the application to the Board for approval. A copy of the letter from the utility company should be forwarded to the owners for compliance.*

**Magers, Lot 490, 5 Rancho Rd.** The AC discussed the comments received from a neighbor on the Application for Temporary Interference with Easement for a portion of the driveway and retaining wall on the easement submitted on July 24, 2017. It was the consensus of the AC not to approve the application at this time. Further review of the revised plans by the CE consultant is necessary to evaluate if changes to the plans will eliminate the driveway and retaining encroaching in the easement.

### **RATIFICATION**

---

**Pair, Lot 720, 219 Saddlebow:** The AC reviewed and discussed the County approved Remodel/New Trellis & Balcony Extension Plan submitted on July 5, 2017. The County permit and consultant's review for compliance were referenced during the discussion. It was the consensus of the AC to grant final approval subject to completion of the construction forms and posting of the construction deposits.

### **OTHER BUSINESS**

---

**AC Construction Forms** – Review and discuss AC construction forms which are being revised to match the AC Fee Standards and Construction Maintenance Standards. See attached revised forms. The AC reviewed and discussed the construction forms and issues that should be incorporated to the AC standard handbook. This will be further discussed.

### **EXECUTIVE SESSION**

---

The meeting was adjourned for the executive session at 7:30 pm.

**The meeting was adjourned at 8:45pm**

**Next Architectural Committee Meeting:**

**September 12, 2017**