

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, February 24, 2015

Members Present: Ray Jadali (Chair). Keir Milan (voting), Steve Kent (voting)

Others Present: Mike Reeve, A. Glassman, Dan Grossman, Elad Brachot, David Chai

Call the meeting to order at 7:17PM

OPEN FORUM

The minutes of January 13, 2015 approved.

APPOINTMENTS

7:15 Reeve, Lot 341, 69 Dapplegray Road: Mike Reeve together with his attorney, A. Glassman, were present to clear up any misunderstanding in regards to the elevation plans. The AC agreed that the owners should consult their design professional in regards to the following:

1. Outside stucco color
2. Outside railing color
3. Outside gutter color
4. Front Doors – not purchased yet
5. Garage Doors –not purchased yet
6. Window Surrounds on the street side –treatment whether molding, shutters or some other type of enhancement (AC is open to others)
7. Pressure wash concrete driveway and consider a concrete stain for the bare concrete driveway

Before any purchase of the above listed materials, the owners agreed to seek AC approval. Likewise, the AC agrees to expedite the approval process for any electronic submittal in regards to the above.

7:30 Brachot, Lot 336, 47 Dapplegray Road: Elad Brachot together with his architect, Dan Grossman, were present to discuss the proposed Single Family Residence Plan submitted on February 23, 2015. It was noted that the County has granted approval to the grading plan. The AC agreed to grant final approval to the grading plan in anticipation of submitting 2 copies of the stamped County approved House Plan, on or before April 15, 2015. Failure to submit the plan on the date stated will result in delay and timely progress of the project. Final approval of the grading plan is also subject to the completion of all necessary forms and the payment of all fees and deposits.

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7:45 David Chai, Lot 710, 283 Bell Canyon Road: David Chai, on behalf of the owners, Larry and Lise Knudsen, was present to discuss the grading plan. He stated that the county has granted approval to the grading plan. While in concept the grading plan appears approvable, it was the consensus of the Architectural Committee to require the submittal of the preliminary Single Family Residence plans complete with all exterior design details, 4-sided design to determine if it is harmonious with the community, delineate setbacks and easements on the site plan, a material and color board, structural details, specify the driveway material, and a conceptual landscaping plan.

PLAN SUBMITTALS

Glodney, Lot 128, 210 Bell Canyon Road: The Architectural Committee discussed and reviewed the county approved Pool/Spa Plans submitted on February 10, 2015. It was the consensus of the AC to approve the Pool/Spa plans subject to there having no valid opposition from neighbors, the completion of all necessary forms and the payment of all fees and deposits.

Note: There were no valid comments/feedback received from surrounding neighbors.

Panameno, Lot 168, 35 Buckskin Road: The Architectural Committee discussed and reviewed the County approved Ground Mount Solar Panel Plans submitted on February 20, 2015. It was the consensus of the AC to approve the solar panel plan subject to there having no valid opposition from neighbors, the completion of all necessary forms and the payment of all fees and deposits.

Note: There were no valid comments/feedback received from surrounding neighbors.

Teller, Lot 703, 4 Zanja Lane: The Architectural Committee discussed and reviewed the drawings for Wrought Iron sliding driveway gate and backyard entrance gate submitted on February 23, 2015. It was the consensus of the AC that a more detailed drawing of the proposed gate showing the dimensions for the columns/blocked pillars, the screening return wall (when the gate is in the option position) for the sliding gate, stucco should match the color of the house, location setback from the property line, and a rendering of the sliding gate should be submitted for review.

DEVIATION APPLICATION

NONE

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RATIFICATION

NONE

OTHER BUSINESS

AC Fine Schedule: Discuss a rule change for Item 14: Deviating from a plan approved by the AC without first obtaining approval from the AC. It was the consensus of the AC that this issue will continue to be on the agenda for further discussions.

Construction Deposit Refunds: For fiscal year 2013-2014, the list of construction deposits being held was updated.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

The meeting was adjourned at 8:00pm to begin the Executive Session.

ASSIGNMENTS

Construction Deposit Refunds: Review our records and determine whether any of the construction deposits being held are eligible for refund at this time.

Meeting was adjourned at 8:40pm

Next Architectural Committee Meeting:

March 10, 2014