

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, April 10, 2018

**Members Present:** Peter Carniglia, Daniel Burgess (arrived at 7:19PM)

**Others Present:** Steve Kent (BOD AC Liaison), Chiedu Chijindu (AC Consultant), Warren Weiss, Jay Bruder, Mike Khristo, Ginger and Daniel Oldham, Micki Davidovicz, George Krstic

**The meeting was called to order at 7:07PM**

**March 13, 2018 AC minutes** - Peter made a motion to approve the minutes. Daniel seconded the motion. Unanimous.

**7:00 – 7:15 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)**

**Warren Weiss:** Advised the AC that the neighbors are not getting any response from the AC regarding the status of 9 Wagon. He suggested that if the AC could send them some kind of official response, the neighbors will feel that the AC is working on their concerns. He asked if there are any plans in negotiation because it is his backyard that is being affected. Per Peter the owner of 9 Wagon requested for a review by the Board to overrule the AC decision, however, the Board upheld the AC's decision to reject his plan. This is a clear indication that the neighbors' concerns are taken into consideration. Peter also said that the Board has sent a letter to the owners. Currently, there is no functioning plan for 9 Wagon. Once a new plan is received, neighbors will be notified that the plan is available for inspection and to send in their comments/feedback, if any.

**Ginger Oldham:** Asked the AC when the survey for 9 Wagon is scheduled. Peter advised her that the survey has been approved by the Board and is waiting for the surveyor to schedule the survey.

## APPOINTMENTS

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**7:20 PM T Love, Lot 115, 158 BCR:** Micki Davidovicz and George Krstic were present on behalf of the owners to discuss the Application for Temporary Interference with Easement. The revised site plan was referenced during the discussion. The AC questioned why is it necessary to build stairs that will encroach into the side 10 feet easement. Per the CC&Rs no raised structure is allowed in the easement at all, and not beyond 5 feet of the easement. The AC stated that there are two issues concerning the AC: 1. encroachment on both side easements and setbacks; and 2. presence of oak trees in front of the property. The AC informed them that there are numerous oak trees that are not shown anywhere on the plans. According to Micki the oak trees will be handled by license arborist certified by the County. A copy of the ordinance was provided for the owners and Micki promised to follow the said County ordinance. The AC also reviewed and referenced the County approved house plans during the discussion in order to come up with a solution for the encroachments.

It was the consensus of the AC to recommend the application for TIWE to the Board for approval, taking into consideration the following issues: 1. a wall which is encroaching 5 feet into the 10 feet easement; 2. A stair landing 5 feet high encroaching 7 feet into the 10 feet easement. If Board approves the TIWE, the owners will be required to screen all

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exposed walls in the easement with a minimum of 24 inch box trees and other approved planting. Micki agreed to screen the encroaching structures.

### **PLAN SUBMITTAL**

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**Bruder, 283 BCR & Khristo, 50 Stagecoach:** Jay Bruder and Mike Khristo were present to discuss their request to move dirt from 283 BCR to 50 Stagecoach. The letter of request and email from soils engineer confirming soil is fit for compaction was referenced during the discussion. Bruder informed the AC that grading will start as soon the AC approves his request to move the dirt to 50 Stagecoach. The AC explained that if eventually they hit bedrock, and it becomes necessary to deviate from the approved total cubic yards of cut and/or fill, they will need to obtain AC approval in advance of a deviation or change order. They should send the AC a periodic progress report during excavation to ensure that the sub-surface dirt continues to be viable for compaction. It was the consensus of the AC to grant the request to move dirt to 50 Stagecoach. The AC will prepare the letter of approval requiring both owners to sign and agree to the conditions stated in the letter.

### **APPLICATION FOR DEVIATION**

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**Boudaghian, Lot 209, 18 Stallion Rd.:** It was the consensus of the AC to recommend the Application for TIWE to the Board for approval.

### **OTHER BUSINESS**

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**AC Meeting Schedule –** The AC discussed the plan to revert to meeting twice a month. The proposed monthly schedule was referenced during the discussion. It was the consensus of the AC to revert to meeting twice a month, 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays, effectively immediately. The meeting schedule is subject to vacation and work schedule interruptions.

**AC Construction Project Spreadsheets –** The AC reviewed and discussed the AC related projects in Bell Canyon. Peter suggested that AC members and AC consultant continuously submit their comments/feedback. The project spreadsheet will be the basis for preparing the AC meeting agendas.

### **EXECUTIVE SESSION**

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#### **Construction Issues**

**Meeting was adjourned at 9:30PM**

**Next Architectural Committee Meeting:**

**April 24, 2018**