

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, October 13, 2015

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

Others Present: Ricki & Gabby Demichele, Leon Reingold, David Chai, Mike Madrigal, Bassam Mechammil

Call the meeting to order at 7:00 PM

OPEN FORUM

The AC Minutes September 8, 2015 approved.

Demichele, 33 Sage Lane & Khatibi 26 Sage Lane: Ricki & Gabby Demichele were present to express their concerns regarding their neighbor's overgrown trees that are obstructing their view. Unfortunately, their neighbor, Mark Khatibi, was not able to come due to family medical emergency. It was the consensus of the AC to visit their property and view the trees from their view point. The AC will further review and discuss their complaints and upon advisement by the AC, they can take the necessary action to resolve this issue.

APPOINTMENTS

7:05 Reingold, Lot 735, 9 Wagon Road: Leon Reingold was present to discuss the revised new SFR plans submitted on October 8, 2015. The revised plan was referenced during the discussion and it was the consensus of the AC that the following missing information should show on the plan: window schedule including manufacturer's specifications, alternate location for the guest house since it will appear like a second residence, submit actual rendering of the house. He requested the AC to specify everything that is needed to complete the plan. The AC advised him that a list of missing information will be sent to him.

7:15 Mechammil, Lot 696, 32 Saddlebow Road: Bassam Mechammil was present to express his concerns regarding overgrown trees from adjoining neighbor encroaching on his property and obstructing their view. He discussed and presented pictures showing the location of the trees. He also stated that a record of survey indicated that the trees were on his property. He was advised that the AC will send him a letter stating that he has the option to take the necessary steps to resolve these issues if proven that the trees are on his property.

7:25 Chai, Lot 710, 283 Bell Canyon Road: David Chai was present to request the AC to grant Final Approval for the county approved Grading Plan. With regard to 80 Saddlebow, he submitted the requirements being requested for this property. The letter to David was discussed and he questioned the 20K deposit being requested from him. Steve Kent explained that this is to hire an expert who will

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certify that the grading was done correctly. He was advised that he must follow the plan which will be verified by the AC.

PLAN SUBMITTALS

Madrigal, Lot 83, 26 Baymare Road: Mike Madrigal was present to discuss the revised Preliminary New SFR plans submitted on October 5, 2015. The first SFR plan was submitted to the AC in 2009. He is re-submitting the revised plans incorporating the missing information noted by the AC back then. The AC took note of the roofing material which is made of membrane material. The AC suggested to use the required roof tiles. The plan was referenced during the meeting and the following information are still missing: specify trash and mechanical pool enclosures, specify driveway material is pavers, and submit a 4-sided drawing and rendering of the house. He informed the AC that per Ventura County, there is no grading permit required since there is no cut and fill involved. This property is now in escrow and was advised that a change in ownership should be submitted upon close of escrow.

171 Stagecoach c/o David Chai, Lot 505, 67 Rancho Road: David Chai was present to discuss the revised preliminary SFR plans submitted on October 9, 2015. The plan was reviewed and discussed and it was the consensus of the AC that it is an incomplete submittal. The following missing information should be submitted: a 4-sided drawing and rendering of the house, window schedule for casement type including manufacturer's specifications. The AC requested him to submit a copy of the recorded easements from the title company allowing the use of the driveway to access his property which will then be forwarded to the attorney for review which will be subject to Board review and approval.

Nassery, Lot 734, 167 Saddlebow Road: The AC reviewed and discussed the revised preliminary new SFR plan submitted on October 8, 2015. The AC letter previously sent for missing information was referenced during the discussion. It was the consensus of the AC that there are still additional missing information that needs to be complied with prior to sending notification to neighbors and preliminary approval.

Koshy, Lot 706, 40 Saddlebow Road: The AC reviewed the proposed Solar Panel Plan submitted on October 8, 2015. Notification to neighbors were sent; comments/feedback due on October 19, 2015. Preliminary approval is subject to their having no valid comments from the neighbors.

DEVIATION APPLICATION

NONE

RATIFICATION

Polvy, Lot 756, 88 Flintlock: The AC reviewed the County approved Remodel/Addition Plan submitted on October 5, 2015. The AC granted Final Approval subject to the completion of the construction forms and payment of fees and deposits.

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OTHER BUSINESS

Brachot, The 47 LLC, Lot 336, 47 Dapplegray Road: The AC discussed the amount of dirt transported to this property. It was the consensus of the AC to charge the owner a Dirt Hauling Fee (DHF) equivalent to the amount of dirt imported.

McLane, Lot 451, 14 Dapplegray Road: The AC further discussed the unpermitted deck/balcony. Pictures of the deck were referenced during the discussion. It was the consensus of the AC to invite the owners to the next AC meeting and request them to bring the deck plan and permit from the county.

Johns, 14 Concho Lane: The AC further reviewed the presence of an unapproved Water Tank/Rain Collector in the backyard. It was the consensus of the AC to invite the owners to the next AC meeting for the last time and request them to bring the county or association permit.

VIEW OBSTRUCTIONS

Please refer to Open Forum discussion.

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

The meeting was adjourned at 8:20PM

**Next Architectural Committee Meeting:
November 4, 2015**