

Minutes of the Sunset Mesa Property Owners Association's (SMPOA)
Architecture Committee

June 13, 2015

Meeting, held at 18431 Kingsport, was called to order 9:15 PM. Present were the following AC members: Linda Kaye and Gregg Bernstein. Shyam Amladi was absent.

MINUTES

May AC minutes were approved.

FUTURE MEETINGS OF THE AC

To be determined after the Annual Meeting and the appointment of new officers for the Board and AC Committee.

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS

The following took place on June 13, 2015. The schedule was posted at the community website, www.sunsetmesa.org, under the Architecture Committee, Site Visit Results tab.

- 18134 Kingsport Dr. (Claudia Vargas) Review remodel/construction plans -

Homeowner was not home. Noted- It is the AC protocol not to complete the site visit when the homeowner is not present at the site visit. Communication with third party vendors including contractors and architects is the responsibility of the homeowner. The contractor present explained that the homeowner is out of the country and had already begun talking with the neighbors. Rather than cancel the site visit, the AC met with the affected homeowners to determine if the proposed story poles caused an OVI. In 3 of the 4 houses directly across the street from the subject property, an OVI was noted. The AC explained the flat portion of the single story roofline is not a staging area for new hardware, and placing anything there or raising the roof by their proposed 13 inches was an OVI. Several suggestions were made, and the contractor agreed to meet with his client, the homeowner Janet Vargas, to discuss changing the proposed plans and resubmitting new plans for consideration to the AC. The contractor requested an immediate review of the resubmitted plans. It was suggested that he advise the homeowner to resubmit the plans and to re-install 2 sets of story poles in contrast colors to show the existing and proposed roofline changes. The contractor specifically requested an immediate re-inspection by the AC within the next week so he would not lose his place in line with County Planning Department. He

was advised to resubmit the plans and, in as much as the volunteer AC can accommodate, we would advise as to our schedule.

- 18129 Kingsport Dr. OVI caused by proposed remodel at 18134 Kingsport Dr. –

Homeowner was not home, but an OVI was noted as discussed above and will be advised thereof.

- 18452 Wakecrest Dr. (Tahir Mahmood and Amber Ahmed) Review deck proposed -

Although the specific request was for the review of a proposed deck, a request was made by an adjacent homeowner at 3920 Malibu Vista, Andre Melikian, to see the OVI noted from last month's OVI site visit and subsequent Letter of Determination from the complaining homeowner's perspective at 18452 Wakecrest. After some discussion, the adjacent homeowner was allowed in to view the OVI caused by his tree and hedges. Additionally, some pictures were taken so that the OVI would be memorialized and remediation could begin. Thereafter, we discussed the proposed deck. Tahir Mahmood and Amber Ahmed were present and being advised by their neighbor Fran Ezer at 18451 Wakecrest and an individual purporting to be an architect, whose adversarial position and contrary advice to the homeowners is noted.

Last month a site visit had been requested regarding an OVI. At that same time, the Mahmoods requested the AC facilitate a solution to growing concerns between them and their neighbor, the Melikians, regarding privacy and their current and proposed rooftop deck. The CC&R's offer protection for Ocean View but not for privacy. However, as noted, they sought to extend their deck, and it was proposed at that time to redirect their deck to the west side of their roofline to overcome the privacy issues noted. They were advised to story pole and resubmit plans to the AC at that time. This site visit now sought to review the plans which were proposed. The homeowner and the recalcitrant advisor asserted they had a right to extend the deck that existed but additionally extend the deck the entire width of the house and approximately 6-10 feet of the roof. Due to the extensive changes to the proposed plans previously discussed, the homeowner was advised that the notice to affected neighbors would have to take place, and therefore the AC could not approve the deck at this time. The advisor became argumentative and the AC ended the site visit at that point. The homeowner will be advised to leave the story poles up and the affected homeowners will be notified, at which point the inspection can be rescheduled during the next AC inspection.

AC meeting was adjourned at 11:57 AM.

The AC may be contacted at sunsetmesaac@gmail.com.

**ALL EXTERNAL CONSTRUCTION INCLUDING HARDSCAPE, ADDITIONS,
AND REMODELS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE
ARCHITECTURE COMMITTEE. WITH SUMMER COMING UP, YOU ARE
ENCOURAGED TO SUBMIT YOUR PLANS PRIOR TO ANY CONSTRUCTION.**

A handwritten signature in cursive script, appearing to read "Gregg Bernstein".

Gregg Bernstein
Architecture Committee