

Architectural Committee Meeting Minutes

Hidden Hills Community Association
24549 Long Valley Road
Tuesday, June 7, 2022 at 6:30 p.m. Held via Zoom

Call to Order and Roll Call

Robert Mahterian called the meeting to order at 6:30 p.m. The committee members present were Robert Mahterian, Keith Christian, and Mike Kotal. Also present was Ryan Levis (Architectural Consultant). Additionally, associated consultants, homeowners, and applicants.

Minutes

Approval of the minutes from the meeting of May 11, 2022 was tabled for additional review.

New Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
*	1	24172 Lupin Hill LLC	24172 Lupin Hill Rd	New Home, pool, landscape, hardscape; Grading <i>Previously approved by email or during pre-meeting.</i>	A		A
	2	Aviezer	24341 Rolling View Rd	New Home, pool, landscape, hardscape <i>Approval pending language for Oak Tree Bond.</i>	A	A	A
*	3	Freeman	24333 Long Valley Rd	Ground Mount Solar <i>Previously approved by email or during pre-meeting.</i>	A		A
*	4	Frimmer	24228 Bridle Trail Rd	New Generator & Propane Tank <i>Previously approved by email or during pre-meeting.</i>	A	A	A
*	5	Fuchs	5428 Paradise Valley Rd	Reroof for Roof Solar <i>Previously approved by email or during pre-meeting.</i>	A		A
*	6	Gilhuly	24501 Wingfield Rd	Roof Solar <i>Previously approved by email or during pre-meeting.</i>	A		A
*	7	Jenkins	25211 Jim Bridger Rd	Landscape/hardscape Improvements <i>Previously approved by email or during pre-meeting.</i>	A	A	
*	8	Kolbe	23649 Long Valley Rd	Roof Solar on barn <i>Previously approved by email or during pre-meeting.</i>	A		A
*	9	LivLux	25151 Jim Bridger Rd	New home, pool, landscape, hardscape; Grading <i>Previously approved by email or during pre-meeting.</i>	A	A	A
*	10	Malek	5686 Round Meadow Rd	New Home, ADU, Stables, Pool; Grading <i>Previously approved by email or during pre-meeting.</i>	A	A	A
	11	Montana	25120 Jim Bridger Rd	Minor Remodel revisions. <i>Comments: - No additional enclosed sq ft allowed.</i>	M	M	M

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				- Roof material concerns (DaVinci tile) - Fenestration and elevation not resolved - Stone to have depth and reveal			
*	12	Moose	5202 Saddle Creek Rd	Outdoor covered patio & new outdoor bbq/kitchen area Previously approved by email or during pre-meeting.	A	A	
	13	Nahum	24600 John Colter Rd	Trellis and Trail repair Comments: - Trellis ok - Trail not fixed to liking. May need to remove and compact. - Keith to meet owner out there to try and resolve path forward.	M	M	M
	14	Oakland	5450 Paradise Valley Rd	Minor Remodel Comments: - Pictures requested from multiple vantage points (bottom up & top down)	M	M	M
*	15	Olofson	5403 Jed Smith Rd	New Pool, Decks and Landscape	A		A
*	16	Ostrow	24905 Eldorado Meadow Rd	Minor Remodel Comments: - Approved with described conditions	A	A	A
*	17	Shakiban	6050 John Muir Rd	Ground Mount Solar	A		A
*	18	TDR	5373 Jed Smith Rd	New Home, ADU, Pool & Stable; Grading	A	A	A
*	19	TDR	24227 Bridle Trail Rd	New Home, Pool, Stable; Grading	A	A	
*	20	Thomas	24901 Jim Bridger Rd	Driveway Replacement	A	A	
*	21	Waldon	5819 Fitzpatrick Rd	Landscape garden wall	A		A
*	22	Weidman	5606 Jed Smith Rd	Window Replacement	A	A	

Old Business

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Disick	5464 Jed Smith Rd	Exterior material changes & Pool pavilion Comments: - Wood vertical paneling still not approved - Bring massing down - Recommend a more timeless look, less trendy	M	M	M
*	2	EGC	5376 Round Meadow Rd	Revised Landscape	A		A
	3	Fradin	5202 Scott Robertson Rd	Revisions to previously approved retaining wall	M	M	M

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				Comments: - Need plans - More complete drawings requested - Need revised hardscape plan - Need details on walls			
*	4	Levis	24529 Deep Well Rd	Minor modifications to prior approval	A	A	A
*	5	QK Associates	25010 Jim Bridger Rd	New replacement roofing tile and a minor revision to the pool	A	A	A

Discussion Item

Code	ID	Applicant	Address	Scope of Work	RM	KC	MK
	1	Chetrit	5340 Whitman Rd	New Home, Pool, Pavilion, etc. Comments: - Moving a lot of dirt - Pad raise height objectionable - 2 retaining walls in succession exceeding 10ft - Too many retaining walls - Over-developed - Harsh architecture - Reads massive - <i>Keith said that ESC is likely to ask for a trail between lot 8 & 9 (5330 Whitman & 5300 Whitman).</i> - <i>Robert said that they still cannot grade or pave in 10ft easement</i> - <i>Mike said that they do not feel like homes</i>	M	M	M
	2	Diner	5330 Whitman Rd	New Home, ADU, Pool, Pavilion, etc. Comments: - Atrium entry is too commercial - Landscape Plan needed - Demo Plan needed, include trees - Elevations of proposed building not broken up enough and building was commercial looking. - <i>See comments above from Committee Members</i>	M	M	M
	3	Khodayeki	23921 Long Valley Rd	New Home, Pool, Stables, etc. Comments:	M	M	M

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				- Large square house - Flat roof not allowed (front entry) - Left side elevation issues - Balance issue in front of house			
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* – Previously considered and approved by email.

A – Approved

D – Declined

M – More information or work requested.