

**ECIA Board Working Session Agenda**  
**Wednesday, September 20, 2017**  
**Open Meeting 6:00 pm**  
**Community Center Classroom**

**Call to Order/Attendance**

**Approval of Agenda**

**Announcements**

**Variance Requests**

1. 18 Garbosa Road- Variance to allow for a non-compliant color to remain on the home while resident did not receive approval to apply non-compliant color.
2. 47 Encantado Loop- Variance to allow for a new large accessory structure to be built at a distance of 40 feet from the home, while Section 8.2.1 of the guidelines requires that such structures are located within 15 feet of the dwelling home.
3. 16 Herrada Road- Variance to allow for the existing fence and shed to encroach into the 20 foot setback. The shed encroaches 8 feet into the setback, and the fence encroaches 20 feet into the setback and up to the property line.
4. 4 Torneo Court- Owners are requesting 4 variances due to there being issues from fences and sheds that were pre-existing when they purchased it. The variances are as follows
  - a. Variance to allow for detached small accessory structure built without approval.
  - b. Variance to allow for steel post fence within 20 foot setback and 10 foot utility easement.
  - c. Variance to allow for small accessory structure and wood fence encroaching into utility easement.
  - d. Variance to allow for existing and old fences that exceeded the allowed 4000 sq. ft. by 1242 sq. ft.

**Consent Agenda Items**

1. Review of August 16, 2017 Board Working Session Meeting Notes and August 21, 2017 Board Meeting Minutes – McDowell
2. August Covenant Compliance Report
3. August Financial Report – Gutierrez
4. Review General Manager's Report – Ugarte

**Action Items**

1. ECIA Record Retention Plan – McDowell

**Reports**

1. Treasurer's Report, including Finance Committee Updates – Gutierrez
2. Plans for Pesticide Policy review – Forneris / Ugarte
3. Information Committee Report, including Committee recommendations to the Board – Price
4. Report on September 6, 2017 visit to ECIA stables by environmental engineer – Forneris / Ugarte
5. Report on the Architectural Committee's proposed approval guidelines for common variances – McDonald.
6. Election Committee Report - McDowell
7. Galina Park Greenbelt Trail Proposal – Forneris
8. Motion to Appoint Carol Beidleman to the Conservation Committee -- Forneris

**Discussion Items**

**Adjournment**

**Next Scheduled Meeting:** Monthly ECIA Board of Directors Meeting

Monday, September 25, 2017 in the Railroad Building / 7:00PM: Open Meeting