

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of January 24, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, January 24th, 2017 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:04 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair-Katherine Mortimer, Co-Chair David McDonald, Robert Miller, Steve Taratula, Gary Moran, Board Liaison, John Henriksen, Alternate Board Liaison, Pam Henline and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that the meeting was being recorded.

RESIDENTS:

There were 6 residents attending the meeting.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
22221	20 Esquila Rd.	Rosemary Edwards 1 Vista Grande	New Door	Compliant so consent agenda approval
13315	Carol Gogas	Circle	New Door	Compliant so consent agenda approval

NEW PLANS FOR REVIEW:

1. UBL # 10418, Eric Wilson, 35 Encantado Loop, with re-submission of project plans due to non-completion of project despite being given a 6 month extension. While there was discussion concerning the amount of debris on the lot, the Committee and Board Representatives felt that such an enforcement issue was not the responsibility of this committee but rather the ECIA and Board. At that point the resident did point out that some of the materials were not debris, but firewood, and he agreed to place a container on the lot for the storage of materials. The Committee then approved of the revised plans with modifications to the plans to include the removal of one access door in garage, enlarging one garage door to 10' x 10' and modification of pitch on garage roof to have one side flat and not pitched.

2. UBL# 16001, Paul Cristini, 2 Tarro Road, with plans to enclose an existing Ramada on the lot to a cat enclosure using compliant wire. The committee approved of these plans with no stipulations.

3. UBL # 14031, Elizabeth Costin and Nancy Conyers, 10 Balsa Drive, with plans for building a coyote screening fence. The committee approved of these plans with the following stipulations:

- a. Stringers to be on the inside of the fence.
- b. Resident to stake out the fence location and property line, before any construction begins, and contact the ECIA for verification of setback distances.

4. UBL #30604, Kyle Burns, 106 Monte Alto Road, with plans for building a wood post and wire enclosure fence. The fence is planned to connect to an existing coyote fence on the lot that is within the 20 foot setback and was approved in 2010, thus the resident is required to request a variance for the 9 feet that will encroach into the 20 foot setback. While the committee could not approve of such a variance request, due to the fact that such variance requests require Board approval, they agreed to recommend approval of this request to the ECIA Board due to the fact that this fence is simply joining a previously approved fence in the setback and, since this is a post and wire fence, with little visibility, this will not be contrary to the intent of the covenants.

5. UBL # 16503, Jesus and Lonna Gutierrez, 10 Quedo Road, with screening plans for existing cisterns with variance requests to allow for:

1. One tank (#3) at 2 inches over the allowed 72" height.
2. Abstaining from requiring a screen around tank 3 due to its location.
3. Only partial screening on one tank (#4) due to location of tank relative to neighbors.

4. A Wood screening fence that is constructed in a style not listed in the Guidelines.

While the committee could not approve of such variance requests, due to the fact that such variance requests require Board approval, they agreed to recommend approval of these requests to the ECIA Board with the following justifications:

- a. The 2 inch height of tank # 3, over the allowed 6 feet, would not be contrary to the intent of the covenants due to its location and the fact that it is being painted as well.
- b. Abstaining from screening tank # 3 would not be contrary to the intent of the covenants due to its location relative to other homes and the fact that it is being painted as well.
- c. Only partial screening on tank (#4) would be justified due to location of tank relative to neighbors and the fact that the tank will be painted and most of the cistern would be screened with a fence.
- d. While the wood slat fence is of a design not listed in the Guidelines, its design would screen Tank 4 and would not be contrary to the intent of the covenants.

6. UBL # 35810, Chris Wolf, 40 Carissa Road, with plans and variance request for a 9 foot tall shed that would be screened behind an existing coyote fence and painted to match the home color. While there is wording allowing for a new 9 foot limit in the proposed revisions to the ECIA Architectural Guidelines, this has not been approved yet and this variance is required. While the committee could not approve of such a variance request, due to the fact that such variance requests require Board approval, they agreed to recommend approval of this request to the ECIA Board due to the fact that the shed would be well screened by a fence and house walls. Other stipulations attached to this recommendation are as follows:

- a. Shed walls to match the color of the home.
- b. Roof color shall be earth toned.

Other Business:

1. Mark Young reminded all that the 2nd Open Forum for the Guidelines will be on January 29th at 1 PM in the Railroad room and all members are encouraged to attend .

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:35 PM

Submitted By:

Mark Young, Staff Representative