

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of January 5th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday January 5th, 2016 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 MacDonald, Steve Taratula, Board Liaison Chair Antone Forneris, and Staff member Mark Young. Also in attendance was Committee prospective member Robert Miller.

Announcements:

1. Staff Liaison, Mark Young, reminded all that this was the next meeting in January will be on January 26th.
2. Staff Liaison, Mark Young, reminded all that the ECIA Board is requesting that committee members join them for the Board working session 1 on January 19th at 6 PM at the ECIA.

RESIDENTS:

There were 3 residents attending the meeting.

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1. **UBL # 13112, Djuro Zrilic, 3 Cerrado Place**, with plans for an addition that will include a portal, carport and a new 12 ft. x 12 ft. room addition. The style and color will match the existing home with windows and doors matching. Carport to have open vigas. With no compliance issues the committee approved of this wall with the following stipulations.
 - a. Stucco color shall match the color of the home.
 - b. Any exterior lights shall be downward shielded.
 - c. Flat roof surfaces in project are to be either torched down or similar construction so as to match the roof style of the home.
2. **UBL # 15412, Mary Zimmerman, 9 Bonito Court**, with variance request to allow for her existing coyote fence to encroach 17 foot into the 50 foot roadside setback, along with plans to reduce the size of fenced enclosure space by 1720 sq. ft. so as to come into compliance with the covenants relative to the enclosure space not to exceed 4000 square feet. The Architecture Committee had to deny this request,

as it is not in their purview to approve of variances. They also, however, voted to recommend approval of the variance request to the Board due to the following facts:

1. The area of fence encroachment has been existing on the lot for over 10 years.
2. The resident has cooperated with the ECIA in terms of reducing the height of her existing fence down to 6 feet, as well as with the removal of another part of encroaching fence that was on the lot.
3. Additionally the fact that the area of encroachment is fully landscaped and has a mature tree enclosed in the encroachment area is further reason to allow for this encroachment.

The stipulation attached to this recommendation is that the resident shall reduce the amount of her overall enclosure space down to 4000 square feet by the reduction of 1720 square feet of fenced enclosure space on the east side of the lot, and that this resident will allow for a representative of the ECIA to verify that this reduction has been properly executed in a timely manner.

3. UBL # 22707, Kent and Eyahnaa Magner, 28 Monterey Road, with a re-submission of plans for a wall that was granted approval in 2014 but the resident was not able to complete the wall in the allowed time frame or even after an extension had been granted. The wall itself is mostly done but the color coat has not been applied. This is a requirement under Section 7 of the Covenants when a project has not been completed and an extension has already been granted. The Committee voted unanimously to re-approve of these plans with the stipulation that the wall must be completed within 6 months or no later than June 17th, 2016.

4. UBL # 31625, Jennifer Coburn and Laura Weinberg, 10 Monte Alto Place, with plans for a two block stucco walls with two wood gates. Total enclosure space on the lot will be 3990 sq. ft. With no compliance issues the committee approved of this wall with the following stipulations.

- a. Stucco color shall match the color of the home.
- b. Resident shall call ECIA to verify that the fence does not encroach into the 20 foot setback.

5. UBL # 15305, Gregory Petrovic, 35 Aventura Road, with plans for enclosing of old garage and adding two windows in new wall. A new garage was built by the resident making this project approvable. Resident will be using complaint windows to match those in home. With no compliance issues the committee approved of this wall with the following stipulations.

- a. Stucco color shall match the color of the home.
- b. Any exterior lights shall be downward shielded.

6. UBL # 10209, Greg Thomas, 12 Encantado Circle, with plans for a 6 foot tall cedar slat fence with wood gate to screen the water cisterns. Total amount of new enclosure is 800 sq. ft. with an existing 800 sq. Feet on lot for new total of 1600 Sq. Feet. With no compliance issues the committee approved of this wall with the following stipulations.

- a. Resident shall stake out the fence location and contact the ECIA, before construction begins, to ensure that there are no setback encroachment issues.
- b. Stringers to be on the inside of the fence.

Other Business:

1. The Committee discussed the status of the revised Eldorado Guidelines revision process and they are hopeful that when they meet with the Board in January that this can be discussed at that time.

2. The committee discussed the status of the online Variance Request form and voted to have web master Jack Arnold proceed to make the two new forms active on line. Mark agreed to write a short vista article making this public knowledge.

3. The committee discussed various ways to help educate residents, as well as contractors, on the need for ECIA review of stucco and window projects, before they begin. Committee member, Steve Taratula, volunteered to work to come up with a list of local stucco and window companies that we can reach out to and will communicate his findings to the committee. As well, the idea of adding some kind of note to the annual assessments was mentioned and Mark will run this idea by GM, Brenda Leonard.

4. Vice Chair Dave McDonald made a motion to pass along a recommendation to the Board to nominate our Committee candidate, Robert Miller, to become a new member of the committee. Due to the fact that Robert has attended the required three meetings, and has strong desire to be part of the committee, this motion was seconded by Steve Taratula and passed unanimously. This will be forwarded to the Board for consideration at their January 21st Meeting.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8: 25 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____