

**Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting of January 7, 2015**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday January 7<sup>th</sup> at 7 PM at the Community Center.

**CALL TO ORDER:**

Chairperson Katherine Mortimer called the meeting to order at 7:03 PM.

**DESIGNATION OF QUORUM:**

Attending the meeting were members Katherine Mortimer (Chair), Board Liaison Pam Henline, members David McDonald, Casey Cronin, Steve Taratula, Dana Atkins and Gary Moran. Staff member present was Mark Young.

**RESIDENTS:**

There were 6 residents attending the meeting, as well as representatives of Positive Energy, Consolidated Solar, and Advance Concept Enterprises.

**OLD BUSINESS**

There was no old business.

**NEW PLANS FOR REVIEW**

1. **UBL # 11424 Dave Thomas of 25 Azul Loop** with an application to allow for construction of a 14 panel roof mount PV system, 4.578 kW system. These 6 arrays are planned at a 30 degree angle off the roof. It was pointed out that due to mature vegetation on the North side of the house, there would be limited visibility of the panels from the North. No variances were required for this installation and the application was approved unanimously with the stipulation that the resident shall contact the ECIA, during the installation process to verify the height and angle of the system prior to installation.
2. **UBL # 12812 Alice Davey of 1 Casa Del Oro Court** with an application for a 10 Panel roof based solar system at a 30 degree pitch off the roof. Total system size of 3.27kW with 2 feet 6" visibility of the arrays over the parapets. This installation was planned to be located both on the 1<sup>st</sup> and 2<sup>nd</sup> story of the home with some panels over 18 feet in height. Due to concerns over the location and height of this array on the 2<sup>nd</sup> story of the home from two neighbors, the Architecture Committee will be conducting a site visit on Saturday, January 10<sup>th</sup> at 11 AM to review the proposed plans and to consider possible locations for a ground based array.
3. **UBL # 10234 Terre Jones of 58 Encantado Loop** with plans for a roof mounted solar array of 18 panels at a low angulation of 10 degree off roof. System size of 5.668kW. Total visibility of the panels

over the roof parapets would be 1 foot. Total # of arrays would be 3. The Architecture Committee approved of this plan unanimously with no stipulations.

4. **UBL # 31702 Cathleen Colby of 2 Manzano Lane** with a request to allow for 2 Satellite dishes on her roof so that the daughter of the tenant can receive Portuguese programming in order to learn Portuguese. Due to the fact that FCC regulations prohibit an HOA from limiting the number of satellite dishes on a roof, provided they are actively receiving broadcast signals, the Architecture Committee is sending this request back to the Board for them to create a policy about addressing this inconsistency between the Covenants and FCC Regulations.

5. **UBL# 16003 Pierce and Janet Dressel of 6 Tarro Road**, with plans for an addition with an atrium, sitting room and portal for a total of 539 Sq. ft. of project area. The plans are to match the existing architecture of the home and be a total height of 12'2" tall. The attached structure was approved unanimously by the Architecture Committee with stipulations as follows:

- 1.) Stucco shall match the color of the primary home.
- 2.) Any exterior lights shall be downward facing.
- 3.) Windows and door designs shall match the design of those currently in the home.

6. **UBL # 13611 Harn Soper of 8 Domingo Court** with plans for a roof based solar array of 10 panels at a 20 degree angle off roof. Total system size of 3.27kW. Panels will have 1 foot of visibility above the parapets and will be located on the garage in 3 separate arrays. No variances were required for this installation and the application was approved unanimously with the stipulation that the resident shall contact the ECIA, during the installation process, to verify the height of the system prior to installation of the panels. It should be noted that after the approval, Mr. Soper did ask the Committee what would be required if he wanted to change his plans from the approved ballast mount, at a 20 degree angle, and increase the array to a higher angulation with a direct mount to the roof. Chairperson Mortimer responded that any such change that would increase the visibility of the array would require a new application, Architecture Committee review, and notification of all neighbors.

7. **UBL # 10708 Shirley Davis of 64 Camerada Loop** with plans for a roof based, ballast mounted 14 panel roof PV system with little to no visibility above the parapets, due to a parapet height of 1 foot and a total system size of 13" off the roof. Total system size of 4.57kW. No variances were required for this installation and the application was approved unanimously with no stipulations

8. **UBL # 31501 Charles Smith of 21 Monte Alto Road** had torn down an older 6 foot tall stucco and pilaster fence due to its poor condition and re-built the fence, without ECIA approval, to a new height of 4 feet and without the stucco pilasters. The wood is of a compliant style and much of it was re-used from the original fence. Due to their being no compliance issues the Architecture Committee approved of this plan unanimously with no stipulations.

9.) Discussion arose considering the results of the Solar Working Group meeting with the Board and as per the request of the Board Liaison; the CCR will forward the final report to all architectural Committee members.

10.) Committee Vice Chair, David MacDonald, moved that due to the fact that the ECIA cannot regulate the size of PV arrays under NM Law, the Committee should remove the wording from the Solar

Installation and Review Procedures that requires residents to submit PNM power usage documentation as well as provide the justification for each system. This would be replaced with a requirement to provide information on the total system size in kW. This motion was seconded by Dana Atkins and was approved unanimously with no stipulations. Furthermore they asked Mark Young to update this document and advise the Board of this change.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

1/8/15