

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of October 10, 2017**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, October 10th, 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, Casey Cronin, Steve Taratula, Jolene Petrowski, Board Liaison, David McDonald, and Staff Representative, Mark Young. A quorum was established for this meeting.

**Announcements:**

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

2. **RESIDENTS:** There were 7 residents attending the meeting and one guest.

**Consent Agenda Approvals:**

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
12505	32 Encantado Road	James Lyons	Restucco	Compliant color
	Sandalwood			
10613	79 Camerada Loop	Phillip Balcombe	Restucco	Complaint Color Suede
34711	21 Juego Road	Steven Ruud	White Roof	Approved
34011	2 Melado Drive	Susan Tanva	Restucco	Complaint Color Buckskin
33603	6 Luna Drive	James Jones	Restucco	Complaint Color Buckskin

**NEW PLANS FOR REVIEW:**

1. UBL# 35116, Keith Elhert, 3 Caliente Place, with plans for 2 - 24 feet long cedar slat screening fences on the east and west side of the home. The fences will be 6 feet tall and are for privacy screening. With no compliance issues these plans were approved by the Committee with the following stipulations:

a. Stringers on the inside of the fence.

2. UBL #15411, Geoffrey Tager, 7 Bonito Court, with a variance request to allow for an existing fence and other enclosure space to remain on the lot when the total amount of enclosure exceeds 4000 square feet with a total of 4084 sq. ft. Due to the fact that it is out of the purview of this Committee to approve of variances, they are recommending approval of this variance to the ECIA Board due to the fact that the structure has been on the lot for more than 10 years and there is no adverse impact on the neighbors due to the location of the fence.

3. UBL#30526, Dominic McBride, 4 Sombra Court, with plans for expanding his existing coyote fence by 130 sq. feet for a total enclosure of 940 sq. ft on lot. With a new wood gate. With no compliance issues these plans were approved by the Committee with the following stipulations:

a. Stringers on the inside of the fence.

4. UBL #35107, Cisi and Guillermo Carreon, 15 Esquina Road with plans for a 12 x 8 ft. shed at 9 feet tall. Color to be Torreon to match home with a tan shingled roof. They also plan to add a 6 foot tall cedar slat fence to screen the shed with a fence of the same material.

a. Stringers on the inside of the fence.

- b. Shed should be all in one color and match the color of the home.
- c. Resident should provide to the ECIA, within 14 days, documentation showing the total amount of enclosure on the lot.
- d. Fence shall be on the north side of home and enclosing the proposed shed.

5. UBL#22223, Michael Baron, 24 Esquila Road, with a variance request to allow for the existing footings and proposed new studio to encroach 6 feet into the 50 foot roadside setback. Due to the fact that it is out of the purview of this Committee to approve of variances, they are recommending approval of this variance to the ECIA Board due to the fact that the lot has a double frontage that's long and narrow and limits development. Additionally, there is vegetation on the lot that will help to buffer the new structures from the road.

6. UBL#35335, John Irwin, 27 Cagua Road, with a variance request to allow for a white stucco color that was applied without ECIA approval. Due to the fact that it is out of the purview of this Committee to approve of variances, and members wanted to see the color for themselves, it was moved by Jolene Petrowski and seconded by Steve Taratula that they table this plan until the next meeting so that committee members can do a drive by of the home to see the color for themselves.

7. UBL #15512, Deane Folsom, 22 Bonito road, with plans for adding false parapet to hide existing rooftop HVAC and ductwork. With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. Stucco color to match the color of the home.

8. UBL #34602, Lee and Donna Chiacos, 11 Duende Road, with plans for a new 54inch tall CMU wall and new rustic Ramada attached to home. The wall will enclose 500 sq.ft. The Ramada/portal structure will be of all wood construction and will be 10 ft. tall. There are also plans to restucco the home in the color Buckskin. With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. Stucco wall to be in buckskin to match home's restucco.
- b. Ramada Roof shall be tan to match the color of the home's roof.

9. UBL # 13008, Edward Debruyn, 37 Cerrado Loop, with plans and a variance request to build a new garage more than 15 feet from the home and at a distance of 34 feet. The structure will match the home in color and design. Due to the fact that it is out of the purview of this Committee to approve of variances, they are recommending approval of this variance to the ECIA Board due to the fact that this location allows for a clustering of the structures on the lot and avoids the steeper slopes and solar arrays on the other side of the home. The stipulation attached to this variance is as follows:

- a. Resident shall build a connecting fence to connect the old garage to the newer one to match the existing fences on the lot.

10. UBL#15920, Annie Hoffman, 6 Antigua Road, with plans for a small accessory structure that is 10 x 12 in size and 8 ft. 1 inch tall. Color to match the home. Due to the fact that there was not adequate screening plans these plans were tabled by the committee with a unanimous vote.

11. UBL #33206, Randal Engle. 12 Moya Loop, with plans for a replacing older existing decking and railings that are in disrepair with Redwood. With no compliance issues these plans were approved by the Committee with no stipulations:

Other Business:

1. The committee further discussed the Guidelines for Common Variances for use by the board, and made some additional changes. This will go to the Board for their review at the October Board Meeting.
2. The committee further discussed the status of Architecture meetings around the holidays and due to not having a quorum for the December 26th meeting, this meeting is being cancelled. There will be a December 12th meeting and the next meeting will be on January 9th, 2018.
3. The Committee discussed recommending Larry Ward to become a new member of the Committee and Jolene Petrowski moved to recommend Larry and this was seconded by Steve Taratula and a unanimous vote followed. Board Liaison will bring this as a motion to the October Board Meeting for the Board's consideration.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:10 PM

Submitted By:

Mark Young, Staff Representative