

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of October 11th, 2016 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, October 11<sup>th</sup>, 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, Casey Cronin, Gary Moran, Steve Taratula, Robert Miller, Board Liaison Pam Henline, and Staff Liaison, 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 as well as one guest.

**Consent Agenda Approvals:**

<b><u>UBL#</u></b>	<b><u>Address:</u></b>	<b><u>Resident</u></b>	<b><u>Nature of Project:</u></b>	<b><u>Details:</u></b>
14735	8 Estambre Court	Jay Crutcher	Restucco	Complaint color Deerskin
31717	8 Ortiz Lane	Marie Aragon	Restucco	Compliant color Pueblo
13505	26 Mimosa Road	Matthias Sayer	White Silicone Roof	Site inspection done and white being allowed on part of roof
13601	2 Balsa Road	Sharon Kain	New Doors and gutters	Compliant design

**OLD BUSINESS:**

1. **UBL #33819, Bob Shirley, 2 Puerto Way**, with more detailed plans for a shed with screening fence. The shed and roof will match the color of the home. The Architecture Committee voted to approve of these plans with the following stipulations:

- a. Shed color and roof color to match the primary dwelling.
- b. Stringers and fence framing shall be facing the home.

**NEW PLANS FOR REVIEW:**

2. **UBL # 12315, George Haddad, 2 Encantado Road**, with plans for ground mount solar PV array with a variance request required due to the distance being more than 15 feet from the home. The closest distance planned from the home is 51 ft. 11 inches. Due to the fact that approval of variance is out of the purview of the Architecture Committee the committee could not approve of these plans and is recommending approval to the ECIA Board, for review at their October 17<sup>th</sup> working meeting. The reason for the recommendation of this approval is that there is a screening fence plan in place to properly screen the structure from the roadway and neighbors and this site will prevent shading of the

solar equipment. This recommendation is being made with the stipulation that the fence stringers shall be on the inside (solar array) side of the fence.

**3. UBL# 12601, Larry Knighten, 2 Casa Del Oro Place,** with plans to build a 2547 sq. foot addition to his home. The addition will include a 2 car garage, storage, family room and wall. Due to the fact that the structure is planned at more than 18 feet in height, and with two stories, two variances will be required. Due to the fact that approval of variance is out of the purview of the Architecture Committee, the committee could not approve of these variances. Additionally, they could not support these variance requests for both a two store structure, and height over 19 feet tall, as they feel there are other options available to the resident to bring the height down to 18 feet. They voted to not recommend this variance to the ECIA Board and asked the resident to re-design the structure so as to bring the height down to 18 feet in height.

**4. UBL# 30906, Gene Doyle, 42 Cuesta Road,** with plans for a coyote fence enclosure with block stucco pilaster. The color of the pilasters will match the color of the home. New enclosure space created will be 340 sq. ft. with existing enclosure on the lot of 652 sq. feet for a total proposed enclosure of 992 sq. ft. The Architecture Committee voted to approve of these plans with the following stipulations:

- a. Pilasters stucco color to match the primary dwelling.
- b. Stringers on the inside of the fence.

**5. UBL# 13904, Carmela Montoya, 32 Balsa Road,** with a request for approval for a portal that was built in 2016 without ECIA approval. The structure is compliant in design and the Architecture Committee voted to approve of these plans with the following stipulations:

- a. Stucco color to match the primary dwelling.

**6. UBL# 10238, Gregory Steiger, 66 Encantado Loop,** with plans and a variance request for a storage shed to be located more than 15 feet from the home. The distance planned from the home is 85 feet. The reason for this distance is that there are already screening fences in this location on the lot and there are other issues that prevent locating the structure within 15 feet of the home, as required in the Guidelines. This includes a fully landscaped courtyard area. Due to the fact that approval of variance is out of the purview of the Architecture Committee the committee could not approve of these plans and is recommending approval to the ECIA Board, for review at their October 17<sup>th</sup> working meeting, for approval. The stipulations attached to this recommendation are as follows:

- a. Structure shall be painted to match the color of the home.
- b. Resident shall be adding an 8 foot long screening fence to the north of the proposed shed with stringers on the inside of the fence.

**7. UBL # 31718, H.S. Yablon, 7 Ortiz Lane,** with plans for a wood portal, with troch down brown roof, in an existing courtyard area. The Architecture Committee voted to approve of these plans with no stipulations:

**8. UBL# 13025, Nelson McCarty, 8 Cerrado Road,** with plans for a 10 x12x 10 ft. tall greenhouse of metal and Plexiglas design. The resident is requesting a variance for this structure to allow it to be located at a distance of 38 feet from the home in an area screened by natural mature trees. Due to the fact that approval of variance is out of the purview of the Architecture Committee the committee could

not approve of these plans and is recommending approval to the ECIA Board with the stipulations as follows:

- a. The resident shall supply the ECIA with a more detailed illustration of how the structure will dug into the grade.
- b. Structure shall be dug down into the grade about 1 foot.
- c. Resident shall call the ECIA to verify the height before final construction.
- d. Exterior vegetation shall be maintained to provide the needed screening.

9. **UBL # 16105, Dorothy Lydon, 11 Tarro Road**, has her home under contract and it was determined during a recent Inspection Disclosure that there were stringers on the outside of the fence, which are a pending violation, that had been built 20 years ago by a previous owner. Due to the length of the pending violation and the fact that the ECIA did not properly follow through with the needed enforcement actions, the Committee is recommending approval of a variance to the ECIA Board for review at their October 17<sup>th</sup> working meeting.

### **Other Business:**

1. Board Liaison, Pam Henline, pointed out that the Board still has not been able to do a final review of the proposed Guidelines and will try to look at these in the near future.

### **FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 9:30 PM

Submitted By:

Mark Young, Staff Liaison \_\_\_\_\_ Date: \_\_\_\_\_