

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting of October 13th, 2015 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday October 13<sup>th</sup>, 2015 at 7 PM at the Community Center.

**CALL TO ORDER:**

Chairperson Katherine Mortimer called the meeting to order at 7:02 PM.

**DESIGNATION OF QUORUM:**

Attending the meeting were members: Steve Taratula, Board Liaison Antone Forneris and Staff member Mark Young.

**RESIDENTS:**

There were 12 residents attending the meeting

**OLD BUSINESS:**

**1. UBL # 33107, Jeffrey and Sandra Sweers, 7 Nido Lane.** The Committee had done a site visit on Sept. 10<sup>th</sup> to this residence and, due to its proposed location being very visible to many neighbors, those attending the site visit urged the resident to either move the ground based array more to the west and closer to the home or consider a roof mount system. The resident has come back with revised plans for a 28 panel, 9.66kW roof mount system at a low 10 degree angle off the roof and no visibility of the panels to neighbors. The Committee voted unanimously to approve of this roof mounted solar PV system due to the fact that the panels are completely hidden from your neighbor's views and this system does not impact the community.

**NEW PLANS FOR REVIEW:**

**2. UBL # 33108, Andy Winneger, 6 Nido Lane,** with plans for a 4.35Kw ground mount solar array. The array would be at a closest distance of 25 feet from the home and will require a variance. The reason for this location was due to the house and mature vegetation screening the array from most directions. The Committee voted to perform a site visit to this lot on Wed. October 14<sup>th</sup> to review the placement of the arrays on this project.

**3. UBL # 21720, Richard Perkins, 8 Gavilan Road,** with plans for a 4.0kW ground based solar array. The array would be at a closest distance of 44 feet from the home and will require a variance. The array is a total of 12 panels and the size of the array is 6 ft. 3 inches tall and 21 feet 1 inch long. The site chosen for the array is well screened by exiting vegetation on the lot. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at their November 19th Board Meeting. This recommendation is made due to the fact that the proposed location on the lot is a logical location due to the existence of many mature trees which ensures that the structure shall be well screened from the neighbors and will minimize the impact on the surrounding neighborhood.

**4. UBL # 34005, Gwen Sperling, 1 Avalon Place,** with plans for a 10 ft. x 10 ft. x 8 foot tall greenhouse. The area where the greenhouse will be located will be dug down 1 to 1 ½ ft. deep and this structure will be located inside the existing wooden fence enclosure on the lot. The structure will be within 3 feet of the home and is made of polycarbonate material and a metal frame. The Committee voted unanimously to approve of this greenhouse structure due to the fact that the greenhouse will be located in the fenced enclosure area, so as to have a minimal impact on the surrounding neighborhood. Additionally, this structure shall be adequately screened in this location by the existing 6 foot tall fence and home.

**5. UBL # 16509, Jack Berryhill and Lou Ann Berryhill, 22 Quedo Road,** with plans for a 4.02kW low profile roof mounted solar array. The system will be a total of 12 panels on at a 10 degree racking system angle and a total height off the roof of 12 inches. System will not be visible to neighbors due to higher parapet height. The Committee voted unanimously to approve of this roof mounted solar PV system due to the fact that the panels are completely hidden from your neighbor's views and this system does not impact the community.

**6. UBL# 20206, Cécil Rich, 24 Fonda Road,** with plans for an 8 foot tall screening fence of coyote construction for RV screening. The fence will be 50 feet long and will have a gate of same construction on the south one end to allow for access for the camper. There is good vegetative screening to the north of the RV. This fence plan was approved with the following stipulations:

- a. Stringers shall be on the inside of the fence.

**7. UBL # 22704, James Roghair, with plans for an 8.04kW roof based solar array.** There are multiple smaller arrays in this plan with a total of 24 panels at a 10 degree angle and 13 inches off the roof surface. System will not be visible to neighbors due to higher parapet height. The Committee voted unanimously to approve of this roof mounted solar PV system due to the fact that the panels are completely hidden from your neighbor's views and this system does not impact the community.

**8. UBL # 33815, Ronald Gole, 25 Chusco Road,** with plans for construction of a 6 foot tall concrete block/stucco screening wall. Color to be Sto Mesilla to match home stucco color. Wall is not enclosed and will be for screening. Gate to be made of wood. This wall is replacing an older fence in disrepair. The Committee voted unanimously to approve of this wall due to the fact that it is of a complaint design and there are no issues of encroachment or enclosure space. The following stipulations apply to this approval:

- a. Stucco color of wall shall match the color of the home.

**9. UBL # 31629, Bill Yarborough, 2 Monte Alto Place,** with plans and a variance request to allow for the construction of a 14 foot long portal with a metal roof. This proposed portal, however, exceeds the maximum allowable 20% of the façade for a different architectural element. (It is 23.3% of the façade elevation.) This requirement for a variance is detailed under section 4, page 4 of the ECIA Guidelines. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the November 19<sup>th</sup> Board Meeting. This recommendation is made due to the fact that the proposed roof structure is being built between two portions of the existing structure (for both added support and coverage of two doors) and there will be very limited visibility of this structure to your

neighbors. This fact will ensure that the variance will not be contrary to the intent of the covenants. Additionally, the committee felt that the fact that the dimensions are only 2 feet or 3% over the allowed amount which is a reasonable request.

10. **UBL # 15412, Mary Zimmerman, 9 Bonito Court**, with a variance request to allow for an existing coyote fence to remain 17 feet inside the front 50 foot roadside setback. This fence was built over 10 years ago. The ECIA Architecture Committee voted to recommend approval of this variance request due to the fact that this fence has been in this location since at least 2005 and, due to site characteristics, this location is not contrary to the purposed of the covenants. This is being made with the requirement that the resident remove the smaller wood post and wire fence on the outside of the coyote fence and that this existing fence shall be brought down to a maximum of 6 feet in height.

11. **UBL# 30225, Erin and Will Cone, 6 Eldorado Way**, with plans to build an attached studio with a metal portal roof, as well as a coyote enclosure fence, They are also re-roofing the roof of the existing clerestory to a slate gray metal color to match the color of the propose new portal roof. These plans were approved with the following stipulations:

- a. Stringers shall be on the inside of the fence.
- b. Stucco color on addition to match color of home.
- c. Metal roof shall have a low light reflective value and not be reflective.
- d. Exterior lighting shall be downward shielded.

12. **UBL # 13606, Gilbert Montoya, 1 Domingo Road**, with plans for a studio without encroachment into the 20 foot setback. The resident had submitted a variance request a while ago that was denied and he had gone through and gotten a lot line adjustment. This plan was approved with the following stipulations:

- a. Stucco Color shall match the color of the home.
- b. All exterior lighting shall be downward shielded.
- c. Resident shall contact the ECIA for a measurement for the footings to be poured to ensure that the setbacks are respected

13. **UBL# 34905, Jeff Perren, 11 Lauro Road**, with plans for a new portal and a wall height increase. Due to the fact that the portal would require a variance due to it being a different architectural style from the home, the resident is coming back to the Committee with new plans for a portal with parapets that may not require a variance. The wall increase in height project was approved with stipulations of this approval are as follows:

- a. Stucco Color shall match the color of the home.
- b. Height of wall shall not exceed 6 ft. in any location.

14. **UBL# 34907, Sheri Locklin, 7 Lauro Road**, with plans for a 10 ft. x 20 ft. patio roof. Due to a lack of information this plan was tabled and resident will be asked to come back with more design details on the patio roof construction.

15. **UBL # 22201, Tom Oden, 2 Demora Court**, with plans for a 6 foot tall wood post and wire fence. Total new square footage of 2520 sq. ft. Total enclosure on the lot of 3522 sq. ft. The committee approved of this fence with no stipulations.

16. The Committee voted to not review the status of the on-line Architecture Plan Submission Form, as well as the Variance Request forms, due to the time and the fact that few members were in attendance.

17. The committee discussed our committee meeting plans for around Thanksgiving and Christmas with the intent of cancelling the last meeting of December due to the Holidays. Mark Young will be sending an e-mail out to committee members regarding this issue.

18. CCR, Mark Young, told the committee that a policy decision has been made to move up the Architectural Plan form requirement submission date from Friday at noon to the Wed. at noon before the next weeks AC meeting so as to provide for more time for the processing of the plans and review by AC members. All in attendance were in favor of this change and approved.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:20 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young Date: 10/14/15