

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of October 24th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, October 24th, 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: Co Chair-Gary Moran, Casey Cronin, Steve Taratula, Jolene Petrowski, Larry Ward, 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.

RESIDENTS:

There were 8 residents attending the meeting and one guest.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
35306	11 Avila Road	Dana Atkins	Restucco	Compliant color
33115	3 Oriente Court	Joan Knall	Restucco	Compliant color

OLD BUSINESS:

1. UBL#35335, John Irvin, 27 Cagua Road, with a variance request to allow for the color white on his home that was applied without ECIA approval and is not an ECIA approved color 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 allowing for this color would not be contrary to the intent of the covenants. They are making this recommendation with the attached stipulation as follows:

a. Should the resident want to restucco or repaint this home in the future, they will 1st be required to come to the ECIA for approval of the final stucco color, before the color coat is applied.

2. UBL #15920, Annie Hoffman, 6 Antigua Road, with revised plans for adding a 10 x 12 foot shed on her lot and adding a 6 foot tall cedar slat fence for screening the structure, in addition to planting two trees on the south side for screening. The structure will be painted to match the color of the home and the roof will have brown shingles. With no compliance issues these plans were approved by the Committee with the following stipulations:

a. Stringers on the inside of the fence.

b. Trim and body of shed to be painted one color to match the home.

NEW PLANS FOR REVIEW:

3. UBL#15410, Alan Hamilton, 5 Bonito Court, with plans for adding a 5.8 kW low profile – roof mount solar PV system. With parapets of 18 inches tall the arrays will be hidden from the neighbors view. With no compliance issues these plans were approved by the Committee with no stipulations:

4. UBL #22220, John and Amy Amos, 18 Esquila Road, with plans for a 1970sq. ft, new home

with a metal pitched roof. There will be a 2 car garage and the homes color will be fawn. The color of the chosen metal roof is: With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. All lighting shall be downward shielded.
- b. Resident shall confirm to the ECIA that the metal roofing shall be of a complaint color and of low reflectivity.

5. UBL#15401, Aimee and Sean Putnum, 1 Bonito Road, with a request for approval of an existing wood post and wire fence that was built without ECIA approval. The fence is 5 ft. 6 inches tall and encloses a total of 1929 sq. ft. With no compliance issues these plans were approved by the Committee with no stipulations:

6. UBL#32206, Susan Heller, 72 Verano Loop, with plans for a 6 foot tall coyote fence with a 4 foot gate of coyote construction. 50 feet long. . With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. Stringers on the inside of the fence.

7. UBL #31902, David Sorkin, 6 Moya Place, with plans for an 8 foot tall coyote RV screening fence at a length of 22 feet. Additionally the resident will be planting 3 - 8 foot junipers for southerly screening.

With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. Stringers on the inside of the fence.

8. UBL #12613, Tom Mauter, 20 Casa Del Oro Loop, with plans for increasing the height of an existing wall from 4 to 6 foot tall for dog containment. As well there will be a new front entry gate of wood construction at no more than 6 feet tall. The color of the wall will beg Suede to match the home. Total enclosure will be 894 sq., ft. With no compliance issues these plans were approved by the Committee with the following stipulations:

- a. Color of new wall addition to match original wall and home.

9. UBL #31832, David Yard, 2 Joya Court, with a variance request to allow for a fence to remain 12 ft. 23 inches encroaching into the 20 foot side setback of the lot, due to the fact that the fence encroachment has existed since at least 1996 and it was in place at the time Mr. Yard purchased the home. Additionally the fence is 5772 sq. ft and 1772 sq. larger than the allowed enclosure space of 4000 sq. ft. for fences. 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 it has exited on the lot for over 10 years and without any enforcement actions. They also recommend that the Board notify the resident that since the ECIA cannot approve of any structures inside the 10 foot utility easement, that should a utility ever need to access this easement, the resident or a future buyer, may be responsible for the cost of moving the fence.

10. UBL# 34406, Robert Duncan and Jacqueline Kelly, 17 Palacio Road, with plans for a 2250 sq. foot enclosure area fence of wood post and wire construction. The height will be 4 feet tall and the wire will be of compliant 2 x 4 inch design. With existing enclosure on the lot the total proposed enclosure will be 3990 sq. ft. With no compliance issues these plans were approved by the Committee with the no stipulations:

Other Business:

1 The Committee heard from 3 different residents who had submitted project plans, after the deadline of October 18th. These projects were for 3 Juego Place, 17 Encantado Loop and 2 Gavilan Court. The Committee advised all 3 residents that their plans are required to be publically warned on the ECIA website, 1 week before any Committee meetings, and that these plans would be formally reviewed at the November 14th, 2017 AC meeting.

2. The Committee discussed the wording of Section 5.4.7 of the guidelines, concerning landscape and walkway lighting, in terms of the distance between them and the Committee charged Mark Young to do further research on this topic at other HOA's and see if our requirements are fair and in line with other HOA's.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:30 PM

Submitted By:

Mark Young, Staff Representative