

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting of October 27<sup>th</sup>, 2015 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday October 27<sup>th</sup>, 2015 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: Katherine Mortimer, Chair, Gary Moran, Board Liaison Antone Forneris, Interim GM, Brenda Leonard and Staff member Mark Young.

**RESIDENTS:**

There were 6 residents attending the meeting

**OLD BUSINESS:**

- 1. UBL # 33106, Andy Winneger, 6 Nido Lane**, with revised plans for a 4.35Kw ground mount solar array with the array within 15 feet from the home and no variance required. This array would be 3 panels tall, for a total height off the ground of 7 ft. 1 inch. Total length of array 27 feet 9 inches long. With no visibility of the array to the north the resident has also submitted a screening plan using natural vegetation to the south. The Committee voted unanimously to approve of this ground mounted solar PV system due to the fact that the structure is within 15 feet of the home and which minimizes the visual impact on the surrounding neighborhood. As well, due to the fact the resident has a screening plan for this array, which he has already implemented; this will further minimize the impact on your neighbors and be in compliance with the structure screening requirements of the Eldorado Guidelines.
- 2. UBL # 30508, Bruce Shaffer, 33 Altura Road**, with a revised plan submission for his ground based solar arrays and solar thermal array, as per the request of the ECIA Board. The new plans still require a variance due to the distance of the array to the home is greater than 15 feet and at a minimum distance of 40 feet from the home. The plans are for a 6.27 ground based PV system in 2 arrays with a total of 24 panels. Maximum height from ground is 40 inches above grade. Additionally there is a 8 panel ground mounted solar thermal array at 35 ft. long and 8.5 feet tall and 40 feet from the home and a 6 foot tall coyote screening fence, 40 ft. long, to be located on the north side of these arrays. The Committee voted unanimously to table this plan, as the approval of variances is not in the purview of this committee. The committee also agreed to recommend this variance request to the ECIA Board for approval at the November 19<sup>th</sup> Board Meeting due to the fact that the screening plans for these structures ensure that the project meets the screening requirements of the ECIA Covenants and Guidelines. This recommendation is made with the stipulations as follows:
  - a. Resident shall implement the screening plans to the south as shown on their application and shall maintain these plantings for the life of the arrays.
  - b. Resident shall place stringers on the inside (south) side of the screening fence.
  - c. Resident shall contact the ECIA, before construction begins, to verify that the distances shown on the plans are accurate and there are no setback encroachments.

**3. UBL # 12904, Astrid Paris, 1 Cerrado Way,** with plans and a variance for a small accessory structure that will be more than 15 feet from the home. The Committee voted unanimously to table this plan, as the approval of variances is not in the purview of this committee. The Architecture Committee also voted to recommend approval of this plan to the ECIA Board, due to the fact that the screening of this structure meets the screening requirements of the ECIA Covenants and Guidelines. This recommendation is being made with the following attached stipulations.

- a. Resident shall implement the screening plans, on their application and shall maintain these plantings for the life of the structure.
- b. Resident shall paint shed to match the color of the home.
- c. Metal roof of shed shall not have a reflective finish.

#### **NEW PLANS FOR REVIEW:**

**4. UBL # 35321, Mark Lyons, 27 Avila Road,** with plans for a ground based solar array. This array is a ground based array that requires a variance due to its proposed distance to the home of 96 feet. The array is 6 feet tall and 21 ft. long and there was no screening plan for this array. Due to their being neighbors present who are opposed to the location of this array, the Architecture Committee voted to hold a site visit on this site on Saturday, October 31<sup>st</sup> at 10 AM.

**5. UBL # 32607, B. Nancy Caldwell, 52 Verano Loop,** with plans to add a wood gate to her existing fence to provide screening for carport structure that is on the lot. Included in this application is also a request to be able to keep the carport on her lot that is 170 sq. feet and made of a tan fabric with metal frame construction. The Committee voted to approve of the gate structure as this was within their purview but since the carport structure is a temporary structure, the Committee voted to not take action on this structure.

**6. UBL# 34607, Harry Timmons, 32 Juego Road,** with plans for a 6 foot tall adobe wall with stucco cap. Total enclosure space of 2475. With no issues of style or noncompliance the committee voted to approve of these plans with the following stipulations:

- a. The wall cap shall match the stucco color of the home.

**7. UBL # 4. UBL # 30824, Bob Baker and Jay Dobelman, 29 Cuesta Road,** with plans for a small portal to go over their door entry area. Of wood construction and with a Bria roof. With no issues of style or noncompliance the committee voted to approve of these plans with no stipulations:

**8.** The committee further voted on our meeting plans for around Thanksgiving and Christmas with the intent of cancelling the last meeting of December due to the Holidays. It was decided that we will not hold the 2<sup>nd</sup> meeting in December due to the fact that there will not be a quorum present.

**9.** The committee discussed and voted to amend the Architecture Committee charter to allow for the designation of an interim Chair in the event that the Chair or Co-Chair was not present. It was decided this new working should become 3.4 in the Architecture Committee charter and should read as follows: "The meeting shall be chaired by the Chair, Vice Chair or designee that be designated by the Chair or Vice Chair, prior to the meeting, or by a vote of the members present at the meeting."

10. The committee discussed the need for further outreach to get more committee members and Mark Young agreed to reach out to our local Realtor Trade group in Santa Fe to see if they could help us to locate possible candidates.

11. Committee members, as per the request of Interim GM, Brenda Leonard, discussed adding more wording of a formal action in ECIA letters to residents concerning Variance Recommendations to the Board. The committee agreed that they did not want to state the word denial in such letters and felt that since tabling was a formal action in Robert's Rules of Order, that this would be a better way to handle these situations. Mark agreed to communicate this to Brenda and she would discuss the use of tabling in such meetings, with our attorney, to confirm that this was a proper way to handle this.

12. The Committee briefly reviewed the status of the revised Eldorado Guidelines Draft copy and Chair, Katherine Mortimer, pointed out that the way that the numbering was done was not consistent with such planning documents and she agreed to work on correcting the numbering in this document and report back to the committee.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

10/27/15