

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of November 24th, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday November 24th, 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: Steve Taratula, Gary Moran, Alternate Larry Lemmon, Board Liaison and acting Chair Antone Forneris, and Staff member Mark Young.

Announcements:

1. Staff Liaison, Mark Young, reminded all that the 2nd meeting in December (December 22nd) is cancelled due to the Holidays. The January meeting is being moved up to January 5th, 2016 and there will not be a meeting on January 12th.

RESIDENTS:

There were 7 residents attending the meeting.

OLD BUSINESS:

None

NEW PLANS FOR REVIEW:

1. **UBL # 12503 Daniel Record, 36 Encantado Road**, with plans for an 8 x 12 small accessory structure. The color of the structure shall match the color of the home and there are plans for a wood screening fence, 6 feet tall, to screen the shed. The Committee voted unanimously to approve of this plan with the following stipulations:
 - a. Stucco Color shall match the color of the home.
 - b. Stringers shall be on the inside of the coyote fence,
 - c. Resident shall contact the ECIA for measurement of the project to the property line, before construction begins.
2. **UBL # 20206, Cecil Rich, 34 Fonda Road**, with plans for a 5.18 kW roof mounted solar PV system. This is a 15 panel, low ballast mount with no visibility of the arrays to the neighbors. The total height off the roof will be 13 inches. The Committee voted unanimously to approve of this plan with no stipulations due to the fact that the arrays will be hidden by the 18 inch parapets and not visible to neighbors.
3. **UBL # 31423, Peter Bennett, 19 Valencia Loop**, with plans for multiple projects including the following:

1. New portal on south side of home with parapet design to match home.
2. New smaller portal over door on North side of house with parapets as well.
3. New wood post and wire dog fence. Enclosing of 2100 Sq. Ft. Wire of compliant design.
4. New block stucco yard wall with new gate and increase in height of existing yard wall to 4 ft. 8" tall.
5. Extending existing garage
6. New addition to existing 2 story structure over 18 feet in height and requiring a variance.

The committee voted to deny these plans due to the fact there were two required variances which are not under the purview of this committee for approval. They also asked the resident to come back to the Committee with revised plans that would take the fence out of the 20 foot side setback, if this was at all possible. They did agree to recommend approval of the variance request to allow for an addition to the existing two story structure at a height of 19 feet, due to the fact that this addition would not be any further impact on the neighbors

4. UBL # 16609, Fernando Blackgoat, 19 Quedo Road, with a request to allow for his already stuccoed home to remain in the color Pearl, which is not an approved Eldorado Stucco Color. Member Steve Taratula abstained from voting, and the balance of the committee unanimously approved of this Stucco Color with no stipulations.

5. UBL # 34907, Sheri Lockin, 7 Lauro Road, with plans for an 8 x 10 shed that is 5 ft. 8 inches tall. It will be painted to match the home and the roof shall be brown. There will also be an 18 foot long, 6 foot tall coyote fence for screening, where there is now not adequate vegetative screening. The Committee voted unanimously to approve of this plan with the following stipulations:

- a. Stucco Color shall match the color of the home.
- b. Stringers shall be on the inside of the coyote fence

6. UBL# 34605, Alice Kane, 5 Duende Road, with plans for adding one section to exiting wood post and wire fence to enclose a total of 484 sq. feet of enclosure space on the lot. Fence to be 6 feet tall and of complaint materials and have two wood gates. The committee unanimously approved of this fence plan with no stipulations.

Other Business:

7. The Committee further reviewed the status of the revised Eldorado Guidelines Draft copy due to the fact that Mark had found that there was a height discrepancy in the berms section of the Guidelines, as well as an issue with the notification process under the Solar Array section of the guidelines. Mark is going to communicate these changes to Katherine and David to ensure they agree with these latest changes.

8. The Committee discussed the outcome of the ECIA Board designating an "AC Designee" who could approve of simple plans (Such as compliant restucco work) outside of the regular meetings. This is due to the recent legal opinion that ECIA staff is not authorized under Article 5, Section (a-b) of the covenants to be approving any plans. Board Liaison, Antone Forneris pointed out that he would act as the Board Designee for such plans and that this would be formalized at a future Board meeting.

9. Steve Taratula made a motion that the Architecture Committee should ask the Board for \$1500.00 as part of the 2016 Budget which would cover the cost for maintenance and replacement for computers and equipment for the Committee, as well to cover the costs associated with Website consultation by Jack Arnold, relative to the committee's work. This motion was seconded by Larry Lemon and passed unanimously. Staff Liaison, Mark Young, will forward this request to Interim GM, Brenda Leonard for her to bring to the Board for consideration.

10. The committee also discussed the status of the online Variance Request form and online Architecture Plan Submission form that are still under development. The committee wants to be sure there is an easy way for the residents to print out their application and they still would like for residents to be able to receive back some kind of confirmation on the receipt of their plans by the ECIA. Mark will further discuss these issues with Webmaster, Jack Arnold and report back to the Committee.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:40 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____