

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of December 12th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, December 12th, 2017 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:01 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair -Katherine Mortimer, Steve Taratula, Casey Cronin, 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 2 residents attending the meeting and no guests.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
34103	5 Melado Drive	Lauren Brubaker	White roof	Inspection of roof showed no visibility of flat roof surface

NEW PLANS FOR REVIEW:

1. UBL# 3-53-04, David McCaffrey, 7 Avila Road, with plans for wood post and wire fence of complaint wire 1596 sw. ft. of enclosure. With existing enclosure on lot there will be a total of 2226 sq. ft. of enclosure on the lot. While the original plans were approved with gates of the same construction style, the resident did follow up with the ECIA on December 12th and decided to remove the larger of the two fences from the plans. With no issue of compliance these plans were approved with no stipulations:

2. UBL 3-58-04, David and Nancy Marikos, 37 Condesa Road, with the following plans:

- a. Plans for a 5 ½ foot tall coyote fence that will enclose 2940 sq. ft of enclosure space. The fence will have two gates of same construction
- b. Plans to add to the existing coyote screening fence on east side of home by adding another 20 linear feet of fencing at 6 feet tall.
- c. Additionally the resident had plans for an all attached wood pergola with open latilla roof. The size of the pergola will be 23 w x 15d and 9 ft. tall for 346 sq. ft. With no issue of compliance these plans were approved with the following stipulations:
 - a. Stringers on the inside of both fence projects.

Other Business:

1. Committee members then briefly discussed the most logical approach would be to start the next review of the guidelines process and Chair, Katherine Mortimer, asked committee members to think about the best approach and we would talk about it in 2018.

2. In a recap at our final meeting of the year Chair, Katherine Mortimer, pointed out that two outstanding issues that the ECIA should address in 2018 are:

- The need for further research of possible existing fence encroachments of ranch fences onto residents lots on the outside lots of Eldorado, where they meet other lands. The concern here is that these ranch fences may be encroaching onto resident's lots and unless it was addressed these encroaching fences could be grandfathered into the future due to the laws of prescriptive easements.

- There are many utility easements in Eldorado that will likely never be used and the ECIA should look into vacating those easements so that the ECIA has more power to approve of project variances that are in those easements.

3. Lastly the committee discussed the importance of continuing to work on a photo/digital library of visual examples of project structures (such as fences, walls, pergolas, Ramada's, etc.) that are totally in compliance should be continued. Such photos could be used in the offices to show residents as well as left at the library for review. They would have to be in some kind of document. Such documents could also be added to the Architectural Pages of the Eldorado website. Other ideas for such photos would be to make such a document as an appendix to future Guidelines, as well as possible active web links to appropriate parts of the Guidelines, that could be on the website. Mark Young reported that he has already started taking photos of such compliant structures.

These topics will be discussed more at future meetings.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:30 PM

Submitted By:

Mark Young, Staff Representative