

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of December 6th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, December 6th, 2016 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 David McDonald, Casey Cronin, Steve Taratula, Board Liaison, John Henriksen, 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.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
10118	75 Encantado Loop	Fred Gross	White Silicone Roof	CC has verified no visibility to neighbors
13914	30 Domingo Road	Jim Cluff	Restucco	Restucco with Compliant color
35810	40 Carissa Road	Jim Wolf	Slab for future shed	No encroachment issues
35806	33 Condesa Rd	David Borton	Restucco	Complaint Color Torreon

OLD BUSINESS:

1. **UBL # 12311, Bernard Nikkel, 7 Alcalde Road**, with plans for a small accessory structure with a variance request due to the fact that the shed would be 8 inches taller than the allowed maximum height of 8 feet. Due to the fact that there was not the needed information submitted the Committee voted unanimously to table this variance request until the next meeting.

NEW PLANS FOR REVIEW:

2. **UBL # 31302, Catherine Williamson, 20 Mariano Road**, with plans for a 240 square foot detached studio addition with a 4 foot tall coyote fence as the connecting feature. Stucco color and design to match the original home. The committee approved of these plans with the following stipulations:

With no issues of compliance the ECIA approved of these plans with the stipulations as follows:

- a. Resident shall ensure that the color of the new studio matches the color of the home.
- b. All exterior lighting shall be downward shielded.
- c. Stringers on coyote fence shall be facing away from the driveway

- d. Metal Roof color to match the color of the home.
- e. Resident to stake out project and allow the ECIA to verify distance of studio from home before construction begins.

3. UBL# 32102, Catherine Lamoreux, 18 Avenida del Monte Alto, with plans for a 6 foot tall coyote fence with a total enclosure of 1600 sq. feet. There are no other enclosure areas on the lot.

The committee approved of these plans with the following stipulations:

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

4. UBL #13305, Kenneth Kleibner, 6 Vista Grande Circle, with plans for an extension to an existing deck that will be made of Trek and will match the original deck on the home. The committee approved of these plans with no stipulations:

5. UBL # 15937, Gordon Carlstrom, 34 Tetilla Road, with plans for a 3 ½ foot tall block stucco wall with a required variance due to the fact that the resident wants the wall to encroach into the 20 foot side setback over 8 feet. There will be a wood gate and the total enclosure space will be 1000 sq. ft. Due to the fact that variances are out of the purview of the Architecture Committee the committee could not approve of these plans and is recommending that this wall is approval to the ECIA Board. The committee is recommending approval of these plans to the Board, due to the fact that the house was cited on the lot in such a way that there is no other place to construct this wall. Additionally there are characteristics of the site that insure that this variance will not be contrary to the purposes of the covenants, specifically the far distance to other homes. The stipulations attached to this recommendation are as follows:

- a. Wall stucco color shall match the color of the home.
- b. Resident shall contact the ECIA, before any work is done and project is staked out, to insure that the wall location is as planned and does not encroach into the utility easement.

6. UBL # 21521, Fred Raznick, 7 Vista Grande Drive, with a variance request to allow for an existing garage, that was approved in 1997, but not built as per the approved plans and a recent survey has confirmed that the structure encroaches 2 feet 9 inches into the 20 foot side setback. Due to the fact that variances are out of the purview of the Architecture Committee the committee could not approve of these plans and is recommending approval of this variance to the ECIA Board with no stipulations, due to the fact that this garage encroachment has been in existence since 1997. This variance will be heard by the ECIA at their December 12th Board Working meeting at 6 PM.

7. UBL# 14938, Steven Woodward, 82 Herrada Road, with plans and a variance request to allow for a small accessory structure to be built at height of 10 feet tall. The resident will be screening the structure with a new 6 foot tall cedar slat screening fence and planting a number trees to further screen the fence. The ECIA Architecture Committee cannot approve of your small accessory structure plans, due to the fact that these plans require a variance and it is out of the purview of this committee to approve of variances. Additionally the committee voted at their December 6th meeting to table this variance request pending further review of other structures that might meet the Eldorado Covenant and Guidelines requirements for an 8 foot maximum height, or for a structure that matches the construction of the home that could be up to 10 ft. tall under the small accessory exceptions allowance.

8. UBL # 13606, Gilbert and Wendy Montoya, 1 Domingo Road, with plans for a 30 foot long and 6 foot tall coyote screening fence. With issues of compliance the committee approved of these plans with the following stipulations:

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

9. UBL # 15930, Rian Ream and Ellen Stevens, 4 Antigua Court, with plans for the addition of a 6 foot tall cedar slat fence with 3421 sq. feet of enclosure. Existing enclosure on the lot is 475 sq. feet for a total proposed enclosure space of 3896 sq. feet. With no issues of compliance the ECIA approved of these plans with the stipulations as follows:

- a. This approval is contingent upon the presentation of the new warranty deed to the ECIA showing you as the new owners.
- b. Stringers to be on the inside of the fence.

10. UBL # 14027, Clay and Mark Mowrey, 31 Balsa Road, with plans for the addition of a 5 foot tall wood post and wire fence with 1400 sq. feet of enclosure. No other existing enclosure on the lot. There will be two gates of wood slat construction. The committee approved of these plans with the following stipulations:

- a. Stringers to be on the inside of the fence gates.

11. UBL # 35116, Keith Ehlert, 3 Caliente Place, with plans for the addition of a 4 foot tall wood post and wire fence with 2644 sq. feet of enclosure. No other existing enclosure on the lot. There will be one gates of same construction. The committee approved of these plans with no stipulations:

12. UBL # 12606, Bobbette Martinez, 6 Casa Del Oro Place, with plans to move a pre-built small 8 x 10 x 8 ft tall accessory structure onto lot with the addition of a fence to screen the shed. The shed will be 8 ft. x 12 ft. small accessory structure, 8 feet tall and sited 15 feet from the home. Color to match home. Coyote fence 8 ft x 12 ft. x 6 ft. tall to screen shed. The committee approved of these plans with the following stipulations:

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

13. UBL # 32906, Terry Alexander, 12 Verano Loop, with plans to move a pre-built small 10 x 12 x 8 ft tall accessory structure onto lot with and using the existing wall as well as existing vegetation to screen the shed. The shed will color will match the color of the home and the roof to be tan. The committee approved of these plans with the following stipulations:

- a. Structure shall not exceed 8 feet in height and shall be painted to match the color of the home.

14. UBL # 11813, Imelda Garcia, 1 Lucero Road, seeking approval for a stone wall that was constructed without ECIA approval. Due to their being no compliance issues this was approved with no stipulations.

Other Business:

1. Revised meeting dates due to the holidays are as follows:
January 3rd and 24th, 2017

2. Mark Young encouraged all to attend the Guidelines Open Public Forum on December 17th at 10 Am in the Railroad Room at the ECIA.

FINAL ORDER OF BUSINESS:
There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By: