

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of February 10th, 2015

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday February 10th, at 7 PM at the Community Center.

CALL TO ORDER:

Chairperson Katherine Mortimer called the meeting to order at 7:05 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members Katherine Mortimer (Chair), Board Liaison Pam Henline, members, Nina Harrison, Steve Taratula, Dana Atkins and Gary Moran. Staff members present were Mark Young, staff liaison and Paul Skojec, Interim GM.

RESIDENTS:

There were 4 residents attending the meeting, as well as a representative from Postitive Energy.

OLD BUSINESS

1. UBL # 16306: 11 Sabroso Road, Resident Ronald Novak returned with a variance request to allow for a fence and wall to be constructed inside the 20 foot rear setback of his home. The reason for this request was due to his insurance company requiring some kind of barrier protection for the hot tub that is in his backyard. It was noted that the wall/fence has to be located in the setback due to the fact that the original builder of the home sited the home just a foot from the setback and there is not adequate room to build a fence or wall without the encroachment. The Architectural Committee voted to recommend approval of this variance to the ECIA Board due to the pre-existing location of the house relative to the 20 foot setback (variance reason # 5), and the requirement by the resident's Insurance Company to have some kind of enclosure on the lot. The stipulations attached to this recommendation are as follows:

1. The resident shall call the ECIA to verify the distance to the property line before construction begins.
2. Stringers shall be on the inside of the fence.

NEW PLANS FOR REVIEW

1. UBL # 11703: 15 Camerada Road, Residents Tom and Becky Darden with an application for a roof mounted solar array. The size of array is 16 Panels and 6.54kW in output. It will be mounted at a 30 degree angle off the roof or a maximum of 1 ft.7 inches above the parapets. The committee reviewed the impact of these panels to neighbors using Google Earth and Zillow and found that there will be a minimal impact to the neighbors. As well, the ECIA received no comments from concerned neighbors about these plans. The committee unanimously approved of these plans with the stipulation that the resident shall call the ECIA to verify the height above the roof surface, prior to installation completion.

2. **UBL # 31437: 3 Solano Court, Residents Norton and Sheila Bicolli** with plans to enclose one of the existing garages to make a guest room. This work shall match the exiting home in terms of stucco color, home style and window design. Due to the fact that this house has another 3 functioning garages this will not be an issue in terms of not having a functional garage. The committee voted unanimously to approve of this project with the following stipulations:

- a. The current (or future owners) cannot add a stove or oven to this living space as this would make the home non compliant and no longer a single family residential unit.
- b. The stucco color shall match the color of the home.
- c. All exterior lighting shall be downward shielded.
- d. The resident shall continue to maintain at least one functioning garage so as to stay in compliance with the covenants.

3. **UBL #3520: 4 Avila Road, Resident Lynn Mortensen** with plans to add a 60 sq. ft. addition to the bedroom closet, as well as plans for the enclosure of the front portal to add living space. The plans call for all structures and stucco colors to match the existing residence, as close as possible. The Architecture Committee approved of these plans unanimously with the stipulation that the stucco color shall match the existing home and that all exterior lighting shall be downward shielded.

4.) **UBL# 20909: 8 Espira Road, Resident Chris Krage** with plans for a 600 sq. ft. coyote fence enclosure with 3 gates. The fence shall be 6 feet tall and the gates are also to be of coyote construction. The amount of existing enclosure space on the lot is only 352 sq. feet for a new total with this fence of 952 sq. ft. of enclosure space. There are no issues of encroachment and the property setbacks are beign respected. The committee approved of these plans with the following stipulations:

- a. That the fence shall have stringers on the inside of the fence.
- b. The resident shall stake out the location of the fence and call the ECIA, prior to construction, so that the ECIA can verify the distance to the property line.

5.) **UBL # 30713: 9 Cuesta Road, Resident Roger Casciani.** The tenant has constructed a large dog kennel enclosure behind the house which is made of chain link fence. Due to the fact that the ECIA had received two complaints about the nature of this non-compliant structure, as well as the dogs barking, the ECIA Architecture Committee required that the tenant, with the owner's permission, bring plans to resolve this problem or screen this structure, even it is for only 6 months during the time of the lease. The tenant has brought plans for a 6 foot tall coyote fence, with the approval of the homeowner. Due to this being a complaint structure, the Committee approve of these plans with the following stipulations:

- a. That the fence shall have stringers on the inside of the fence.
- b. The homeowner shall notify the ECIA when the tenant is no longer living at the home and the kennel has been removed, and hopefully within a 6 month time period.

6.) The Committee reviewed some possible changes to wording in the Eldorado Guidelines for Protective Covenants and Building restrictions, relative to PODS on lot, dog kennels, and resin

accessory buildings. Board Liaison, Pam Henline, will consult with the Board to see if it might be time to submit the working draft to the Board for their input and review.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:30 PM

Submitted By:

Mark Young, Staff Liaison



Date:

2/10/15