

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting of February 24th, 2015**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday February 24<sup>th</sup>, 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 Steve Taratula, Dana Atkins, Dave McDonald and Gary Moran. Staff member present was Mark Young.

**RESIDENTS:**

There were 6 residents attending the meeting.

**OLD BUSINESS:**

None

**NEW PLANS FOR REVIEW:**

1. **UBL # 16502: 6 Quedo Road, Resident Ronnie Miles** with a plan for a 4 foot tall coyote fence for dog containment. The size of the enclosure space will be 2500 sq. feet. Total enclosed square footage on the lot, with this new fence enclosure, will be 3380 Sq. Ft. The Committee unanimously approved of this plan with the stipulation that the stringers shall be on the inside of the fence.
2. **UBL #30524: 1 Altura Road, Resident Alexander Czeto** with an application for the enclosure of an existing entry area and adding of an exterior steel and glass door to that enclosure area. The Committee unanimously tabled this plan due to the fact this type of a door, made of exposed steel, is not an allowed style under the Eldorado Building Guidelines. This is further detailed as follows in the Guidelines:

Eldorado Guidelines Page 7, Section 7:

**5. Exposed wrought iron, steel or other metallic materials are permitted only on Mexican Colonial Style homes in Eldorado, with the exception of metal, (other than chain link fence material), used to construct gates in walls or fences.** Metal gates shall be of a design appropriate to the architectural style of the home and all such gates shall require review by the ECIA Architectural Committee.

Additionally there was quite a bit of discussion about whether the entry being into a breeze way (and not into the interior of the house), should be constituted to be a door or a gate. Due to mixed opinions on this question, and the fact that metal clad French doors, which contain glass panels, are allowed on all architectural styles, this was further reason for the tabling of these plans and requesting more information from the resident.

The resident is being asked to return to the March 10<sup>th</sup> Architecture meeting with either a variance request, or revised plans, that would be in keeping with the Eldorado Guidelines requirements relative to metal doors.

3. **UBL # 34415: 18 Melado Drive, Residents Stephen and Karol Wagner**, with a plan for an extension to an existing fenced enclosure area with fence of coyote and slat fencing and with a 6 feet tall maximum height on the coyote fence portion. The total new enclosure area planned was 1064 sq. feet, for a combined total enclosure space on lot of 3167 Sq. Ft. The Committee unanimously approved of these fence plans with the stipulation that the stringers are to be on the inside of the fence.

4. **UBL #22610: 10 Reno Road, Residents Michele Martin and Lyn Bain** with a plan for 1500 sq. feet of new split rail fence that will be 4 feet tall with complaint wire at base. The total enclosure on lot, with the new proposed fence, will be 3000 sq. ft. and well within the ECIA guideline requirements for fences. The committee unanimously approved of this fence with the stipulation that any stringers would be on the inside of the fence and that the wire would be of a compliance style as in the plans.

5.) **UBL# 11411: 21 Azul Loop, Resident Bob Sandlin**, with a plan for replacing his old shingled roof with tan metal pro panel style roof in the color tan with a flat matt finish. The Committee unanimously approved of these plans with the stipulation that the metal roof is non-reflective, as shown in the samples.

6.) **UBL # 34602: 11 Duende Road, Resident Jamie Blotter** with a plan for a wood post and wire dog fence at 4 feet tall, with 650 sq. ft. of enclosure space. The Committee unanimously approved of this fence plan with the following stipulation: Any stringers to be on the inside of the fence.

7.) **UBL # 16002: 4 Tarro Road, Future Resident Kris Campbell** with plans for a Split Rail Fence at 42" tall and with 3500 Total Sq. ft. of enclosure space and with a variance request for a courtyard wall that would encroach into the 20 foot setback. The committee agreed to approve of the fence plan with the provision that the resident shall provide copy of proof of ownership, after closing, to the ECIA in order for this approval to become effective. (This was due to the fact that the applicant had not yet closed on this home.) Additionally, the future resident also presented plans for a small courtyard wall that would encroach into the 20 foot side setback. After extensive discussion the Committee voted to recommend approval of this wall encroachment due to the fact that the builder built the house only 22.9 feet from the property line and this does not allow for the new owner to build any kind of wall at the entry area to their home. Additionally, the addition of this wall will create a clear visual indication of the entry way to the home and, due to the location of the neighbors' homes, this wall will not affect any

neighbor's views or impact them in any way. As such, this wall will not be contrary to the intent of the covenants. The stipulations attached to this variance are as follows:

1. The new owner shall provide proof of ownership of the home to the ECIA to make this recommendation effective.
2. The owner shall stake out the proposed wall and have the ECIA verify its distance to the setback and property line, before any construction begins.

8.) **UBL# 10708, 64 Camerada Loop, Resident Shirley Davis**, with a plan for a tan shade sail to be located in her southern courtyard for shade. There will be two 12 foot steel poles for support. The Committee has approved of this shade sail with the following stipulations: Steel poles shall be painted to match the color of the home.

9.) Chairperson Katherine Mortimer brought up the fact that with some of the easier plan for fences, walls, and window replacements, if all was in order, and there are no compliance issues, the staff could approve of such plans internally. This was due to the fact that there are often simpler clean plans at each meeting that could be approved internally, and that would leave the committee more time to review the more difficult plans. A motion was made by Dana Atkins to allow for staff to approve of such plans, with the provision that should staff not feel comfortable with the approval of any plans, that it could be placed on the Agenda for the next Architecture meeting. This motion was seconded by David McDonald and passed unanimously. Board Liaison, Pam Henline and Staff Liaison Mark Young pointed out that such a policy change would have to go to the full ECIA Board for further 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: \_\_\_\_\_