

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of March 15th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Wednesday March 15th, 2017 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: Chair-Katherine Mortimer, Co-Chair David McDonald, Casey Cronin, Steve Taratula, Gary Moran, 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 6 residents and two guests attending the meeting.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
32206	12 Moya Loop	Lola Mehlin	Restucco	Compliant color Buckskin
15315	15 Aventura Road	Michael Pellegrino	Restucco	Compliant color Suede
35407	18 Cagua Road	Thomas Schwab	White Roof	No visibility to neighbors

NEW PLANS FOR REVIEW:

1. UBL #14921, Joe and Marilyn Mohanna, 21 Estambre Road, with plans for a 4 foot tall wood post and wire fence made with black coated wire and of a complaint rectangular design. The total enclosure would ne 572 square feet and the gates will be of the same construction. With no compliance issues the Committee approved of these plans with no stipulations.

2. UBL# UBL#35006, Michael Iapoce, 21 Caliente Road, with a variance request to allow for his small accessory structure that was installed in 2007, and was supposed to have screening, to remain on the lot without any screening to the north and east. The ECIA had approached the resident about this issue on 2009 but the resident has not complied to date and he is requesting a variance to not have to screen the shed. The Committee voted to not recommend approval of a variance request to not allow for screening of this shed due to its visibility to many neighbors. They feel that the requirement to screen this shed was made clear both in the communications from the ECIA in 2007 and 2009. The resident has the tight to request that the ECIA Board review this variance request, without the Committee's recommendations, but this is usually not successful. At this time the Committee is recommending that the resident either screen the shed with coniferous vegetation that that would adequately screen this structure, or come to the ECIA with a plan to screen the shed with either a fence or using earth berms. Note that due to your extenuating circumstance the Committee voted to allow the resident 6 months to come to the ECIA with this plan and another 6 months to execute any approved plans.

3. UBL # UBL #35508, John Barraza, 61 Condesa Road, with plans for a 24 x 24 garage to match the home. The color of the structure will be adobe brown to match the home and will be 12 feet tall. The structure will be detached from the home at a distance of 15 feet and will have a 4 foot tall block stucco wall with a wood gate as the connecting feature. The committee approved of these plans with the following stipulations:

- a. Stucco to match home.
- b. All lighting shall be downward shielded.

4. UBL # 13015, Greg Boucher, 51 Cerrado Loop, with plans for a 21 panel roof mount solar array with a low profile ballast mount. The total height of the system will be 14 inches off the roof and there will be 3 inches of visibility of the panels over the parapets. With no compliance issues the Committee approved of these plans with the requirement that the resident shall contact the ECIA at the time of installation to verify that the height of system is as was approved.

5. UBL # 12816, Hillary Small, 2 Casa Del Oro Lane, with plans for the addition of a new garage. The garage will be a detached structure with a coyote fence as the connecting feature. The color of the structure will match the home. The committee approved of these plans with the following stipulations:

- a. Stucco to match home.
- b. All lighting shall be downward shielded.
- c. Resident should contact the ECIA to verify distance of new garage to property line, before construction begins.

6. UBL # 34201, Bill and Debra Ellis, 1 Glorieta Road, with a variance request for the encroachment of their home into the 50 foot roadside setback. The garage encroaches 2.5 ft. into this setback and the wood post and wire fence encroaches 12.5 feet into the setback. The home was purchased this way in 2016 and this encroachment was just discovered this year. While the Committee could not approve of such variances, as it is out of their jurisdiction, the Committee is recommending approval of this request to the ECIA Board for review at their April 17th meeting as this condition has existed for over 10 years.

7. UBL # 11201, David Early, 54 Encantado Road, with plans to add to the existing coyote fenced enclosure area on the lot and add an additional 240 square feet to the existing 1000 sq. ft for a total of 1240 sq. ft of enclosure. Additionally there are plans for adding a 20 foot long retaining wall of railroad ties. The committee approved of these plans with the following stipulations:

- a. Stringers on the inside of the fence.
- b. Resident shall stake out the proposed projects areas and call the ECIA before construction begins to ensure that the setbacks are being respected.

8. UBL # 16503, Lonna and Jesus Gutiérrez, 10 Quedo Road, with revised plans for screening the cisterns that are on their lot using vegetation. The resident agreed to paint all visible cisterns and associated downspouts to match the home and will be dropping down the height of the two larger cisterns so that they are no taller than 72" tall, as required under the Guidelines. They also have provided a detailed vegetative screening plan. The committee approved of these plans with the following stipulations.

- a. Residents shall maintain the vegetation to provide effective screening.

Other Business:

1. Board Liaison, John Henriksen reported that the Board has added the revised Guidelines for review at their March 17th Board Meeting.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:15 PM

Submitted By: Mark Young, Staff Representative