

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

TIME AND PLACE:

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

RESIDENTS:

There were 8 residents attending the meeting.

OLD BUSINESS:

None

NEW PLANS FOR REVIEW:

1. UBL # 21427: 4 Enebro Road, residents Kevin Reilly and Mary McDonald with plans for a 21 panel roof mounted solar system in 2 arrays with 10 panels on one array and 11 on the other. The total system size is 6.5kW. These arrays are planned to be 14 inches above the roof and ballast mounted. The Architecture Committee unanimously approved of this plan with the following stipulations:

- a) Resident shall contact the ECIA before installation so that the ECIA can verify the angle of installation of the panels.

2. UBL #11514: 1 Azul Court, Casa Del Oro Court, resident Stan Kokowski with an application and variance request for a ground based solar array with 28 panels in one large array. Total system size is 8.4 kW and the array would be located more than 15 feet from the house. While the original application was for the array to be located to the northwest of the home, due to a request by a neighbor, the proposed array was moved to the Northeast of the home, so that it would not impact them as much. The array in this location would still be more than 15 feet from the home so a variance is required. The resident also presented plans to add an 8 foot coyote fence behind the array to screen it from the neighbors. This as well requires a variance due to height limit of 6 feet for fences. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the April 16th Board Meeting due to the fact that the fence will adequately screen the array from the neighbors and is justified, As well the distance of the array to home at more than 15 feet is justified due to the fact that this will avoid shading by the home. This recommendation is being made with the following stipulation:

- a) Height of the fence shall be 8 feet to screen the array.

3. **UBL # 33605AL: 7 Luna Drive, residents Lori and Ryan Ferguson** with a re-application plans to build a garage that was never built, despite the ECIA giving the resident a 6 month extension. This garage is required due the fact that the resident enclosed their only garage to living space in 2014 and there is not the required garage on the lot. The Committee voted unanimously to approve of this plan with the following stipulations:

- a) Stucco shall match the color of the home.
- b) Any exterior lighting shall be downward shielded.

4. **UBL #34419: 10 Melado Drive, Nancy Merz** with plans for a new portal with a trellis on top. The size of the structure is 17 ft. wide x 8 ft. deep and 8 ft. tall and made of wood and compliant latillas or wood members across the top for shade. The committee unanimously approved of this portal project with no stipulations.

5. **UBL # 12216: 28 Encantado Loop, David Pan and Lara Heflin** with plans for a home addition that will exceed the 18 foot maximum allowable height by 6 inches and due to this will require a variance. Additionally there are plans for a new wall that will be made of block stucco construction and will enclose a total of 1787 sq. ft. The addition will match the home in architectural design. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the April 16th Board Meeting, with no stipulations. The justification for this recommendation was due to the fact that the existing topography on this lot is such that this 6 inch variance will not inhibit any neighbor's views or have any negative impacts on the community.

6. **UBL # 32704: 1 Conchas Place, resident Jane Curtis** with plans for a tepee for use as a storage structure. The tepee will be 17 feet in diameter and 13 to 14 feet tall and located in a vegetated area where it will not be visible to neighbors. The reason for this tepee is for a place for storage of stuff and clutter of the son of the homeowner. Due to fact that this is temporary structure, with no slab, the committee voted to not take any actions as this was out of their purview. They did agree with the CCR that a logical plan would be for staff approval of this structure with the following stipulations attached to this approval:

- a) The various piles of debris and clutter on the lot shall be either stored in the Tepee or removed from the lot within a 30 day time period.
- b) A failure to remove this clutter and debris will result in this matter being opened as a violation of the covenants, if this is not cleaned up in 30 days. This is due to the fact that such clutter and debris is a violation of the Eldorado Covenants Article II, Sec. 14, "Nuisances-Clause", addresses storage and related matters. It states:

"No lot shall be used in any way for the storage or dumping of trash or debris, nor for any purpose which may endanger the health of, or unreasonably disturb, other lot owners, or which creates or constitutes a nuisance. No unsightly or offensive objects shall be erected, placed, stored or permitted to remain on any lot, nor shall any lot be permitted to appear in an unclean or untidy condition"

7. **UBL # 35603: 51 Condesa Road, residents Robert and Joanne Knight** with plans for 8 foot tall coyote screening fence to screen their RV. With no issues the committee unanimously approved of this fence project with the stipulations as follows:

- a) Stringers shall be on the inside of the fence.

8. UBL # 13606: 1 Domingo Road, resident Gilbert Montoya with plans for a 360 sq. foot large accessory structure within 7 feet of the garage and 20 feet to the property line. The structure shall match the style of the home and have a portal with a metal roof to match the home's style. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match home.
- b) Any exterior lighting shall be downward shielded.
- c) Resident shall contact the ECIA to verify the distance to the property line before any construction begins.
- d) The structure shall never have both a kitchen and bathroom as this would be in violation of the Eldorado Covenants, making this a 2nd family residence.
- e) Metal roof color shall match the existing metal roof on home.
- f) Coyote Fence stringers on the inside of fence and fence not to exceed 6 feet in height.

9. UBL# 35920: 3 Condesa Court, residents Keith and Dawn Dunkleberger with plans for a 355 sq. ft. studio addition to match the existing home and attached to the home. The structure will have two entry areas with metal roofs. There are also plans also for moving an existing coyote fence. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match home.
- b) Any exterior lighting shall be downward shielded.
- c) Resident shall contact the ECIA to verify the distance to the property line before any construction begins.
- d) The structure shall never have both a kitchen and bathroom as this would be in violation of the Eldorado Covenants, making this a 2nd family residence.

10. UBL# 30609: 16 Altura Road, resident Levi Valencia with plans for a 16' x 18 foot portal to match his home with parapet design and wood vigas. The committee unanimously approved of this portal project with no stipulations.

11. UBL# 16008: 16 Tarro Road, resident Melicent D'Amore with plans for an Allstate large accessory structure to act as a studio. The structure will be 12' x 14' and will be 6 feet from the home and connected with a decorative wood feature. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match home.
- b) Any exterior lighting shall be downward shielded.
- c) Resident shall ensure that glass block windows in addition shall match those in the home.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____