

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of March 8th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday March 8th, 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: Chair Katherine Mortimer, Co-Chair David McDonald, Casey Cronin, Steve Taratula, Gary Moran, Robert Miller, Board Liaison Antone Forneris, and Staff Liaison Mark Young. Also in attendance was Prospective Committee candidate Laurence Cohen. A quorum was established for this meeting.

Announcements:

1. Mark reported that the ECIA Board had met earlier today to review the Guidelines Draft. Antone stated that he would discuss this more under other business.

Consent Agenda Approvals: There were no consent approvals.

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
--------------------	------------------------	------------------------	----------------------------------	------------------------

RESIDENTS:

There were 5 residents attending the meeting.

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1. **UBL# 35509, Steve Rudnick, 59 Condesa Road**, with plans for a low profile roof mount PV System. This system will be 1.81 kW in size and 8 panels. The low ballast array will be 13" off the roof with a 17" parapet with the panels hidden from the neighbors view. With no issues the Committee approved of this project with the following stipulations:

a. Resident shall contact the ECIA at the time of panel installation to ensure that the height and angle of the panels match the approved plans.

2. **UBL # 16406, William Fulton, (Future owner of Isibro Road with an April 30th closing date)** with plan to allow for the construction of a 6 foot tall latilla fence with 2630 sq. ft. of enclosure space,

March 8th, 2016

With existing enclosure on the lot of 1370, the total enclosure space on lot would be 4000 sq. ft. The committee reviewed this request and is approving of this plan contingent on the following:

- a. Resident will prevent a copy of the warranty deed on the property, after closing to the ECIA in order to make this approval official.
- b. Stringers are to be in the inside of the fence.
- c. Resident shall contact the ECIA, before construction begins, so the ECIA can verify that the 20 foot setback is being respected.

3. **UBL# 15423, Henrietta Jacobs, 61 Herrada Road**, with screening plans to screen a non-compliant black steel spiral staircase that was built without ECIA Approval. As well she is asking for a variance to allow for the non-compliant structure to remain. The Architecture Committee could not approve of this variance request as it is out of their purview, but are recommending approval of the variance request to the ECIA board with the following requirements:

- a.) Resident shall be required to add latillas to cover the metal of the staircase from the top downward to the level of the lower latilla roof, so metal and center pole are screened from view and more consistent with the Spanish pueblo revival style of the home.

4. **UBL# 31421, Chris and Christine Ortega, 3 Valencia Loop**, with plans for replacing the existing old shingles on clerestory of home with new gray metal roofing in color ash gray in a low reflective finish. With no issues the Committee approved of this project with the following stipulations:

- a. Gray roof shall of a low light reflective value of 40 or less.

5. **UBL# 13505, Andrea Sayer, 26 Mimosa Road**, with plans for a 4 foot tall wood post and wire fence to go against and existing 2 foot tall wall for child safety. Total enclosure space of 625 sq. ft. The committee found that due to the fact that there is no historic precedent to combine stucco walls with a wood post and wire fence, this application was denied. The Architecture Committee recommends that the resident extend the current block walls with cement blocks and stucco so that the wall was more uniform and in compliance with the approved styles of walls and fence in the Architectural Guidelines.

Other Business:

1. The committee discussed the status of the 2016 Guideline Review process. Board Liaison, Antone Forneris reported that the Board had met at length earlier on this date to review the Guidelines and that Board President Dag Ryen would be sending over their comments this week for further review. Once received the committee will review their comments and get a corrected draft back to them.
2. The committee further reviewed the Solar Installation Review Procedures document for further changes and Mark will update this document and get it out to Committee members.
3. Steve Taratula reported that we had completed our project of working with the stucco contractors in the area and will follow up with them in a few months to make sure they have no questions. As well, Mark Young will inquire with our local True Value Hardware store to ensure that if they are selling Stucco that they had a color chart to refer to.
4. The committee at that point went into a closed session to review the current member application before them.

March 8th, 2016

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:25 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

March 8th, 2016