

Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting Minutes of April 11th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, April 11th, 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: 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 8 residents attending the meeting and one guest.

Consent Agenda Approvals:

| UBL#  | Address:       | Resident     | Nature of Project: | Details:                                |
|-------|----------------|--------------|--------------------|---|
| 11620 | 6 Lucero Rd    | Tim Durkee   | Restucco           | Compliant color Abiquiu                 |
| 33704 | 16 Puerto Road | Jerry Arrant | Restucco           | Color similar to approved color Concord |
| 22128 | 2 Herrada Way  | Jack Decker  | Restucco           | Compliant color Abiquiu                 |

NEW PLANS FOR REVIEW:

1. UBL #14315, Don Finkeldei, 103 Jornada Loop, with plans for a study addition of 153 square feet. The project will enlarge the existing study out into the courtyard area and will match the style of the structure. The Architecture Committee approved of this request with the following stipulations:

- a. Stucco color shall match the color of the home.

2. UBL#11510, Glen Dobson, 20 Azul Loop, with plans to increase the size of the fenced coyote enclosure on their lot from 1500 to 2400 sq. ft. Gates will be of same style of construction. With no issues of compliance the Committee approved of this fence with the following stipulations:

- a. Stringers to be on the inside of the fence.
- b. Resident to stake out project and contact ECIA, before construction begins, so the ECIA can verify that the 50 foot roadside setback is being respected.

3. UBL #35809, David Borton, 33 Condesa Road, with plans for a low profile ballast mount PV System on the roof with 2" to 14" visibility above the parapets. A total of 8 panels in 2 arrays. With no issues of compliance the Committee approved of this fence with the following stipulations:

- a. Resident to contact the ECIA at the time of installation to ensure that the low profile panels are at the approved height and angle off the roof.

4. UBL #31902, David Sorkin, 6 Moya Place, with a variance request re-submission to allow for 4550 sq. feet of fenced enclosure on the lot, or 550 sq. ft. over the allowed amount. The current fence that they want to replace is 7 feet tall and not in compliance and they also feel that their dogs require more room. Due to the fact that it is out of the purview for this Committee to approve of variances, they could not approve of this plan but are recommending approval of the variance to the ECIA Board due to the fact that denial of the variance would negatively impact

the quality of life of the owners due to the fact that one of the residents has medical issues and the fact that they have 3 large dogs which require more room. It was also pointed out that the current non-compliant dog fence enclosure (that was on the home at time of purchase and was never approved by the ECIA) is small and in disrepair and requires work. Secondly the Committee is recommending approval of the fence variance due to the fact that approval of this variance would not be contrary to the purposes of the covenants, as the dogs would be better contained and less likely to escape the old enclosure and roam.

5. UBL # 13702, Julie Dalglish, 4 Domingo Road, with plans for a wood and wire fence of split rail design with 4" x 4" welded wire. Total new enclosure planned is 1350 sq. ft. with existing enclosure on the lot of 900 sq. ft. for a total of 2250 sq. ft. With no issues of compliance the Committee approved of this fence with the following stipulations:

a. Resident to put wire fencing on inside of fence and to come back to the Committee for gate review should they want to install a gate at a later date.

6. UBL # 34612, Mekah Gordon, 22 Juego Road, with a variance request for approval of the fence that was added during the construction of her studio and not approved in 2016. Due to the fact that the fence encroaches 10 feet into the 50 ft. roadside setback a variance is required. Additionally a variance is required due to the fact that the fence length of 53 feet, without a break is 3 feet longer than allowed under the guidelines. Due to the fact that it is out of the purview for this Committee to approve of variances, they could not approve of this plan and are conducting a site visit with the resident next week to better understand the variance request.

7. UBL # 21007, Kathleen Weidner, 4 Enebro Place, with plans for a block stucco enclosure wall at 5 feet in height and with wood gates. Color to match the home of Bamboo. New enclosure of 562 sq. Ft. with exiting enclosure on lot of 1500 sq. ft. Total proposed enclosure on lot would be 2062 sq. ft. Additionally there were plans for 2 wood pergolas to be built inside the existing walled and fenced areas. With no issues of compliance the Committee approved of this fence with the following stipulations:

a. Stucco wall shall match the color of the home's stucco color.

b. Wood gates in new wall shall match the existing compliant wood gate in other fence on lot.

Other Business:

1. The Committee discussed a request by a resident to review a chicken coop that he wishes to add to their lot. Due to their being a lack of details on the structure the committee asked to have the resident submit a formal plan to the Committee for review.

2. Mark Young reported that the ECIA Attorney had done a legal review of the post forum draft of the Eldorado Guidelines and he only had two recommendations. These were incorporated into the Final Draft which is going back to the ECIA Board for review and possible final approval at the April Board meeting.

**FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 8:35 PM

Submitted By:

Mark Young, Staff Representative