

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of April 12th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday April 12th, 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, Casey Cronin, Steve Taratula, Gary Moran, Board Liaison Antone Forneris, and Staff Liaison Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young reported that the New Mexico Court of Appeals has issued a ruling in the hens as pets' suit, ECIA v. Billings et.al. In a unanimous decision, the appellate court found that the ECIA covenants do not prevent the keeping of hens as pets in the development. The ECIA Board is conferring with legal counsel to consider next steps. Options could include the drafting of guidelines for chickens or petitioning the New Mexico Supreme Court to review the ruling, but the Board has not yet made any decisions in this matter.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
32229	119 Verano Loop 5 Frasco	Kathleen Yount	New windows and doors	All of compliant design
21714	Court 63 Condesa	Joseph Sulzberg	Restucco	Complaint color El Rey Cottonwood
35507	Road 7 Encantado	Patricia Wright	New Windows	Approved as all of compliant design
12121	Road 70 Monte	Jean Peterson	Window and door replacement	Approved as all of compliant design
21007	Alto Road 42 Cuesta	Lynn Olmen	Restucco	Complaint color Sto Suede
30906	Road 36 Fonda	Gene Doyle	Restucco	Complaint color El Rey Buckskin
20207	Road 1 Encantado	Sharon McMillen	Restucco	Complaint color Mesilla
12124	Road	Kirsi Laine	Restucco	Compliant color Suede

RESIDENTS:

There were 6 residents attending the meeting.

April 12, 2016

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1. UBL# 15406, Michael Bosbonis of 11 Bonito Road, with plans for a roof mount PV solar system that is low profile and ballast mounted. The committee voted to approve of this plan with the following stipulations:

a. Resident shall contact the CCR before installation of the panels to verify the height of the system is as was approved.

2. UBL # 30706, John Watson Jones of 113 Monte Alto Road, with plans for a roof mount PV solar system that is low profile and ballast mounted. The committee voted to approve of this plan with the following stipulations:

a. Resident shall contact the CCR before installation of the panels to verify the height of the system is as was approved

3. UBL# 16008, Millicent D'Amore, 16 Tarro Road, with plans for a 6 foot tall wood gate to complete a project that was started in 2015, as well as a plan to add faux window headers over the windows in her home, so that they match the existing architectural features in her doors. The committee voted to approve of this plan as submitted with no stipulations.

4. UBL#12606. John Stick, 6 Casa Del Oro Loop, with request for approval for existing coyote fence on lot, built by previous owner. The fence is compliant in design, 6 feet tall and encloses 1400 sq. ft. of enclosure space. The committee voted to approve of this plan as presented and built.

5. UBL # 31213, Thomas Chepucavage, 6 Carlito Road, with plans to add 24 inches of more height to existing wood post and wire fence for pet containment. No changes to footprint or design. Total enclosure on lot of 2400 sq. ft. The committee voted to approve of this plan with the following stipulations:

a. Wire shall have openings of 2" x 4" to match existing fence.

6. UBL# 13405, Michael Fitzpatrick, 13 Mimosa Road, with a variance request for two small accessory structures. The reason for the variance is due to the structures being more than 15 feet from the dwelling house. Also the resident has plans to re-roof existing portals that are currently corrugated metal with a compliant dark green color. The Committee approved of this roofing color change as it was a compliant metal roof color and the existing portal metal roofs had already been approved by the ECIA. As well, the Committee approved of the smaller shed structure as they felt that it due to the fact that it was to be attached to the existing studio, is totally screened, and could be considered an addition and not a free standing structure, it would not require a variance.

The Architecture Committee could not approve, however, of the variance request for the one larger shed as it is out of their purview to approve variances. They are, however, recommending approval of this variance to the Board with the justification that the location planned for the shed is the least visible location onsite and is justified due to the number of matures trees on the lot and the fact that

April 12, 2016

there are two septic systems and leach fields that must be avoided. These approval and recommendations are being made with the following stipulations:

- a. Addition of structure to studio shall be painted to match the color of the shed, including any trim.
- b. All green metal roofs are to be of a low light reflective value and match in color.
- c. Portal roof shall not increase in height but pitch can be changed.

7. **UBL# 32801, Dan Curley, 2 Torneo Road**, with plans for a wood post and wire, as well as coyote fence. With no other enclosure space on the lot and a total of 1350 sq. ft. of enclosure overall, the committee voted to approve of this plan with the following stipulations:

- a. Stringers to be on the inside of the fence.

Other Business:

1. The committee discussed the status of the 2016 Guideline Review process and the felt that with the recent poultry court decision that this committee should only be responsible for drafting guideline changes relative to any structures associated with the poultry. Discussed were the options of requiring any structure to be complaint under the existing small accessory structure requirements of the proposed guidelines, versus having a separate section for architectural requirements for poultry or other animal structures. Also discussed was the fact that any possible violation issues resulting from poultry on a lot would hopefully be enforceable under the exiting Nuisance clause of the covenants. The committee did not take any formal votes on this discussion, pending further direction from the Board on this matter. The committee also discussed were some of the changes that member Casey Cronin had worked on as a way to simplify and clarify this document. Due to the fact that the Board has already reviewed this document however, the committee overall was not in favor of making and major formatting changes and recommended that such change be done at the time of the next Guideline revision.
2. The committee also reviewed a photo of a structure on Camerada Road that had been seen by the CCR and felt that it was not compliant in design and the resident should be required to bring the structure into compliance.
3. The Committee voted unanimously to send back the Guideline document to the Board with the changes that were made, as per their request.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:20PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

April 12, 2016