

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of April 14th, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday April 14th 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 residents attending the meeting.

OLD BUSINESS:

None

NEW PLANS FOR REVIEW:

1. UBL # 30524: 1 Altura Road, Alexander Czeto, with a resubmission of his application to enclose his front gate area and add a formal metal door. Due to the fact that the revised plans are for epoxy coating the metal door so that it will look like a painted wooden door, the Committee voted unanimously to approve of this plan with the following stipulations:

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

2. UBL #10507: Robert Nickola, 2 Azul Drive, with plans for a roof mounted PV system with 12 panels in 6 small arrays. The system will be mounted at 10 degree angle off the roof with a ballast mounting. The maximum height off the roof will be 13 ½ inches but with a 24" parapet height there should almost no visibility of the panels. The committee voted unanimously to approve of this plan with the following stipulations:

- a) ECIA shall inspect the array, before final installation, to ensure that the array is at a 10 degree angle as planned.

3. UBL # 31620: Thomas and Kim Schalch, 1 Monte Alto Place, with a re-application to resurface the front steps with flagstone and add a tubular metal stair rail on both sides for safety. Also they are adding a screen door that will be painted almost to match the other window frames. Due to the fact that

there was not adequate details on the design of these rails, Steve Taratula moved to table this plan until we had further details. This motion was seconded by Gary Moran and the Committee voted unanimously to table plan.

4. UBL #35507: Cephas Wright, 63 Condesa Road, with plans for a 10 panel roof mounted solar array with a ballast mounting system at a 10 degree angle. The system total size is 3.27kW and has 4 arrays on the roof. Due to the parapet height there should be not visibility of the system to the neighbors. The committee unanimously approved of this solar PV project with the stipulation that the resident shall call the ECIA at the time of installation to verify the height over the roof surface.

5. UBL # 33708A: David Dutton, 2 Puerto Road, with plans for a 14 panel roof mounted solar array with a ballast mounting system at a 15 degree angle. The system total size is 4.578kW and there will be a maximum visibility above the parapet of 1 ft. 7 inches. The committee voted unanimously to approve of this plan with the following stipulations:

a) ECIA shall inspect the array, before final installation, to ensure that the array is at a 15 degree angle as planned.

6. UBL # 34302, Anna Martinez, 8 Caliente Road, with plans to replace 5 exterior windows and a bedroom patio door. The door will be similar to the existing kitchen patio door. These are all the exterior windows in the home so there will be no issue of non-matching windows. The color of the exterior cladding will be white. The committee voted unanimously to approve of this plan with the following stipulations:

a) All restucco work shall match the color of the home.

7. UBL # 21402: Daniel Potter, 2 Aula Court, with plans for a 5 foot tall wood post and wire dog fence with a variance request to allow for the fence to encroach 10 feet into the 20 foot side setback, and up to the utility easement, so as to allow for easier access for the fence. **The resident called on April 14th and withdrew these plans and they are re-designing the fence and will re-submit revised plans to the committee.**

8. UBL # 13611: Emmet Harn Soper, 8 Domingo Court, with plans for a 3.27 kW ground based solar array. The array has 10 panels and 3 ft. 6 inches off the ground. The resident is proposing an earth berm with plantings, as well as trenching for screening. Due to the distance of 45 ft. 9 inches to the home, this plan requires a variance, due to the distance being more than 15 feet from the home. The committee voted unanimously to recommend approval of this plan to the ECIA Board due to the fact that this location would provide the best solar access, without shading issues, and also provides for more natural screening by vegetation in this location. This recommendation is being made with no attached stipulations.

9. UBL# 11904: Debra Ginnings, 2 Hidalgo Court with plans for a garden wall that will 5 ft. tall and will match the color of the home. This wall will enclosure 2610 sq. feet of enclosure space and there are no encroachment issues. There will be a gate made of wood. The committee unanimously approved of this project with the stipulations as follows:

a) Stucco color of wall to match home.

10. UBL# 35417: Raymond and Christine Marrero, 1 Elena Court, with plans for raising the height of their existing wall with latillas to a new height of 6 feet and a new entry area gate height of 7 ft. 4 inches. There will be a wood door in the entry area. There will be no changes to the enclosure space on the lot. The committee unanimously approved of this portal project with the following stipulations:

- a) Stringers shall be on the inside of the latilla portion of the fence.
- b) Stucco shall match the color of the existing wall.

11. UBL# 20614: David Proud and Jan Gibson, 6 Dovela Road with plans for adding 3 new wall and coyote fence enclosure areas. The total amount of enclosure space will be 2300 sq. ft. There will be one entry area with a wood door at a height of 8 feet tall. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match home.
- b) Stringers shall be on the inside of the latilla portion of the fence
- c) Resident shall stake out and verify distances to the eastern property line with ECIA, before construction begins.

12. UBL# 15402: Michael and Jayma Delaney, 3 Bonito Road with plans for adding a 12 ft. x 8 ft. x 8 foot tall tuff shed small accessory structure. They are also adding a coyote fence on two sides to screen the shed. The shed walls and roof will be tan to match the home. The shed will be 12 feet from the home. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match color of the home.
- b) Stringers shall be on the inside of the latilla portion of the fence

13. UBL# 31808: Michael Harcharik, 101 Moya Road with plans for adding a 10 ft. x 12 ft. x 8 feet tall shed small accessory structure. They are also adding a 6 foot coyote fence on two sides to screen the shed and will enclose 490 sq. ft. of enclosure space. The shed walls will be painted fawn brown to match the home color and the roof shall be finished with brown shingles. The amount of total enclosure space on the lot, with the addition of this new amount shall be 3490 sq. ft. (There is an existing 3000 sq. foot backyard enclosure space. The shed will be touching the home. The committee unanimously approved of this project with the stipulations as follows:

- a) Shed color to match color of the home.
- b) Stringers shall be on the inside of the latilla portion of the fence

14. Non Agenda Item: The CCR reviewed the status of a non-compliant cat enclosure fence on Moya Loop with the committee and they agreed that due to its metal posts and plastic mesh that this was not of a compliant design.

15. Non Agenda Item: Board Liaison Pam Henline reported that there had been a complaint against the resident at 75 Encantado Loop concerning an RV screening matter that had been approved by the ECIA Board in 2014 and that she may want to go out with the GM, CCR and other Board members to review this situation.

16. Non Agenda Item: Resident Mrs. Gilbert Montoya, of 1 Domingo Road, along with her Builder, came to speak with the Committee about the fact that her builder had measured from the property line incorrectly when pouring the slab for their home studio addition and now have a slab inside of the 20 foot setback and partially into the utility easement. Due to her husband's health complications she asked the Committee to consider hearing their request for a variance to allow for at least a part of the

slab to remain outside of the utility easement but 10 feet into the 20 foot setback. Since a lot line adjustment is not an option with the adjoining neighbor's house for sale, and vacating easements is a lengthy and expensive option, they thought that a variance request would be the best route to take. Due to the fact that a variance requires Board approval, Board Liaison Pam Henline agreed to talk to other Board members to see if there was any way possible that this could be added under new business to the April Board meeting agenda.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:10 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

4/14/15