

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of April 26th, 2016 DRAFT 2

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday April 26th, 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, David McDonald – Co Chair, Casey Cronin, Steve Taratula, Gary Moran, Robert Miller, Board Liaison Antone Forneris, and Staff Liaison Mark Young. A quorum was established for this meeting.

Announcements:

1. There were no announcements.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
31802	11 Moya Road	John Forrer Patrick	Replacing 17 windows	Replacing exiting windows with new Anderson windows in same style and color as existing
22313	1 Esquila Rd 92 Herrada	Sweetland	Restucco	Compliant color
14943	Road	Chris Sparno	Restucco	Compliant color
22362	38 Herrada Road	Stanislaw Kostrecki	Restucco	Compliant Color
	28 Camerada			
10622	Road	Daniel Downey Suzanne	Restucco	Complaint Color
10504	5 Azul Place	McCullough	Restucco	Complaint Color

RESIDENTS:

There were 6 residents attending the meeting.

OLD BUSINESS:

There was no old business.

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NEW PLANS FOR REVIEW:

1. UBL# 10803, Joanne Rohrbacher, 49 Camera Road, with a variance request to allow for an existing slab to remain on the lot. This is the new owner who learned of this existing encroachment at the time of purchase late in 2015. The slab encroaches into the 20 foot setback by 10 feet 6 inches and 6 inches into the utility easement. While the Architecture Committee cannot approve of this variance request, they are recommending approval to the ECIA Board with the justification that this slab has been in existence for more than 10 years and there are no associated structures above the ground. A stipulation attached to the recommendation is that due to there being a slight encroachment into the Utility Easement of 6 or less inches, the ECIA cannot approve of this encroachment and the resident shall be made aware that if a utility needs to access this area the resident may be required to remove this section of slab at their expense.

2. UBL# 22015, Debra Denker, 1 Demora Road, with plans for a 10 panel roof mount PV system with a low profile mount. There will be a total of 110 panels at a low angle, 10 degree roof top ballast mount. System height is to be 13" off roof surface in total. With only 5 inch tall parapets there will be 7 inches of visibility of the array over the parapets. The Committee voted unanimously to approve of these plans as presented with the stipulation that the resident shall contact the ECIA CCR, at the time of panel installation, to verify that the heights and angles of the panels are as were approved.

3. UBL# 30817, Will and Daisy Graves, buyers of 43 Cuesta Road, with plans for adding 52 linear feet of coyote fencing to the east side of the garage. Total new enclosure space of 468 for a total on the lot of 1500 sq. feet for a total enclosure on the lot of 1968 sq. feet. Total height of fence to be 6 feet. The Committee voted unanimously to approve of these plans as presented with the stipulations as follows:

- a. Resident shall be required to present a new warranty deed, after closing, to the ECIA in order for this approval to be effective. Actual approved plan will be provided at that time.
- b. Resident shall place the stringers on the inside of the fence.
- c. Resident shall contact the ECIA once the fence is staked out, and before construction begins, to ensure that the 20 foot setback is respected.

4. UBL#34204, Anna Huerta, 10 Floresta Drive, with plans to remove an existing fence and replace it with a smaller 6 foot tall dog eared fence with a total enclosure space of 2048 sq. feet. With no issues of compliance the committee approved of this fence with the following stipulations:

- a. Resident shall place the stringers on the inside of the fence.

5. UBL # 11712, Anthony Vigil, 26 Lucero Road, with plans for a 10 x 10 foot and a 6 foot tall screening fence. There is also a variance request to allow the shed to be located more than 15 feet from the primary dwelling. This was due to the existing septic system and existing vegetation on the lot. The Architecture Committee could not approve of this variance request as it is out of their purview to approve variances, but are recommending approval of the variance request to the ECIA Board with the justification that there are no other viable locations on the lot to site this structure due to two septic systems and mature trees. As well they feel that due to the location of vegetation on the lot, this will help to ensure that the variance will not be contrary to the intent of the covenants. They are making this recommendation with the following attached stipulations:

- a.) Screening fence shall have stringers on the inside of the fence.

6. **UBL# 21719, Suzanne and Kim Shakespeare Jones**, with plans and a variance request to construct a new 2 car garage that will match the existing structure but will encroach 4 feet into the 20 foot side setback. The Architecture Committee could not approve of this variance request as it is out of their purview to approve variances, but are recommending approval of the variance request to the ECIA Board with the justification that this location will not be contrary to the intent of the covenants due to the mature vegetation on the lot that will act as natural screening and the fact that other locations, not requiring a variance, would require extensive cutting of mature trees. This recommendation is being made with the following stipulations:

a.) Resident shall provide a revised variance request form, site plan and illustrations showing the garage being moved to make it co-liner with the south edge of the existing garage and reducing the planned setback encroachment to no more than 4 feet.

b.) All lighting shall be downward shielded.

7. **UBL# 10304, Lydia Baca, 11 Encantado Circle**, with existing wood post and wire fence that was built without ECIA approval and resident is seeking approval. The fence is 4 feet tall and has 2960 sq. feet of enclosure space. The Committee voted unanimously to approve of these plans as presented with the following stipulations:

a.) Existing steel posts shall be removed and replaced with wood posts.

b.) Gates shall be of similar design or made of wood.

8. **UBL# 13505, Andrea Sayer, 26 Mimosa Road**, with plans to extend the height of her existing wall by 1 foot with wood post and wire. The Committee voted unanimously to approve of these plans as presented with the following stipulations:

a. Upon completion of fence and receipt of County and State approvals for the daycare, resident shall provide the ECIA with updated copies of these documents for Home Occupation review by the ECIA Board.

Other Business:

1. Mark Young advised the Committee that due to the fact that the ECIA Board is still meeting on the poultry issue that the Committee was not to work on any kind of Guideline recommendations, pending further direction from the Board. Board Liaison, Antone Forneris also advised the Committee that at this time the Board would be consulting with other professionals on this matter.

2. Co-Chair David McDonald and Liaison Mark Young updated the Committee on the special Board meeting last Friday that the Board had held stating that it was very informative and that the Board members each spoke on their opinions on how the ECIA should deal with the resulting Court Decision on the poultry issue. There will be another meeting to follow up on this meeting but no date had been set.

3. Co-Chair David McDonald made a motion to approve the current draft of guidelines that had been submitted to the Board and not to pursue the further changes requested by member Casey Cronin. This motion was seconded by Gary Moran. The Committee voted to approve of this motion with one member voting against the motion.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:25PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

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