

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of April 28th, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday April 28th at 7 PM at the Community Center.

CALL TO ORDER:

Co-Chairperson David McDonald called the meeting to order at 7:05 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Steve Taratula, Nina Harrison, Casey Cronin and Co-Chair, David McDonald. Board Liaison, Pam Henline, and Staff member Mark Young were also present.

RESIDENTS:

There were 12 residents attending the meeting.

OLD BUSINESS:

None

NEW PLANS FOR REVIEW:

1. UBL # 35005: Chris Harrell, 23 Caliente Road, with plans to extend his existing wood slat fence by 2450 sq. Feet of enclosure space. The plans will not exceed the maximum allowable 4000 sq. ft. of enclosure on the lot. With no issues at all the Committee voted unanimously to approve of this plan with the following stipulations:

- a) Any stringers shall be on the inside of the fence.

2. UBL #16517: Phillip Heard, 29 Quedo Road, with plans for a wood post and wire fence with 2312 sq. ft. of new enclosure for a total of 3979 ft. of enclosure on the lot. Height of fence will be 5 feet tall with compliant wire and wood and two gates made of wood to match the fence. Resident and neighbor, Brian Cassidy, spoke to the Committee at length concerning the fact that the ECIA should be working on the behalf of the now defunct Ladera Association, (where the applicants lot is located), to screen plans, relative to the Ladera Covenants and building restrictions, and make residents aware of the different requirements under the Ladera Covenants. As well he is requesting that the ECIA work to add information on the website and during the review process concerning the Ladera, Avila and Island Subdivision Covenant requirements. CCR Mark Young as well as Board members David McDonald and Board Liaison Pam Henline responded to Mr. Cassidy's concerns stating that the ECIA is not responsible for enforcing the Covenants or Building restrictions of Ladera or the other two Subdivisions in Eldorado and should we do this we could be held liable as these are totally different subdivisions and the ECIA does not have any legal authority in this area. Additionally, Co-Chair David McDonald did agree that the Committee would consider adding some kind of wording in the Eldorado Guidelines that would better inform residents of the existence of these three Subdivisions in Eldorado. The committee voted unanimously to approve of this plan no stipulations.

3. UBL # 32704: Jane Curtis, 1 Conchas Place, with plans for both a 12 foot section of coyote screening fence and an 8' x 8' small accessory structure that will be painted to match the home. Due to the amount of natural vegetation on the lot no further screening will be required. The committee voted unanimously to approve of this plan with the following stipulations:

- a) Any stringers shall be on the inside of the fence.
- b) Color of shed shall be painted to match the color of the home.
- c) Height of shed shall not exceed 8 feet about average grade of site.

4. UBL # 10505, Amy Bertelli and David Coulson, 3 Azul Place, with plans for a 8 ft. x 12 ft. Greenhouse made of green metal framing and polycarbonate material. A variance is required due to the distance of the structure being more than 15 feet from the home. The proposed distance from the home is 20 feet. The ECIA Architecture Committee is recommending approval of this variance request due to the fact that this is the logical location on the lot to place the greenhouse, where it will have adequate natural screening and will not be visible from the road. It will only be visible to one neighbor, who has no windows on that side of his house, and is in favor of its construction. There are no stipulations attached to this recommendation.

5. UBL # 12610: Alvin Mente, 14 Casa Del Oro Loop, with plans for a deck structure with railings to be made inside of the fenced enclosure area of his lot. The size will be 25' x 28' by 24 inches tall and with a 36" tall railing and made of redwood color Trex material. The committee voted unanimously to approve of this plan with no stipulations.

6. UBL # 32222: James Smock, 114 Verano Loop, has built a large 3500 sq. foot non complaint fence around a ponding area and with existing enclosures previously on the lot of 1575 sq. feet. The resident now has 5075 sq. feet of enclosure space on the lot and is in violation of the Eldorado Guidelines. The resident is requesting a variance to allow for this fence to remain on the lot, and agreed to bring it into compliance by adding wood posts or adding wood over the metal posts so that the metal is not exposed. The reason for requiring this variance is that he wants to prevent any accidental drownings in this pond. The committee reviewed this request at length and due to concerns over the size of the fencing and the issue of such ponding areas being a new issue, that is not currently addressed in the Covenants or Guidelines, tabled this motion and asked for the resident to come back to the ECIA with further details of the county approval, including grading plans. Once the Committee has this additional information they will further review this matter.

7. UBL # 21718: Elizabeth Glenn, 4 Gavilan Road, with plans for a 240 square foot bedroom addition to match the existing home, and moving of the entry area of her house to the south side and adding a walkway and trellis. The committee voted unanimously to approve of this plan with the following stipulations:

- a) Stucco colors of addition shall match the original homes color.
- b) All exterior lights shall be downward facing.

8. UBL # 13304: R. Steve Lawrence, 4 Vista Grande Circle with plans for adding 12 inches to his existing parapets, so as to better hide his new roofing system and provide for better roof pitch. The

resident is also re-stuccoing the entire home the compliant color La Luz. The committee voted unanimously to approve of this plan with no stipulations:

9. UBL# 34702: Anna Lopez, 4 Juego Court, with plans for the enclosure of an entry area of her home using framing and screening. Due to a lack of details on the plans the Committee voted unanimously to table this request and asked the resident to come back to the ECIA with more detailed plans on the project

10. UBL# 31017: Nancy Simmons and Laura Long, 90 Monte Alto Road, with plans for adding two coyote screening fences at lengths of 13 and 17 feet and at a height of 6 feet. The committee unanimously approved of this portal project with the following stipulations:

a) Stringers shall be on the east side of the North-South Fence and on the house side of the other fence.

11. UBL# 13917, Douglas and Sheryl Wachter, 24 Domingo Road, with plans for adding a 10' x 10' storage shed by Allstate Buildings, that will match the style of the home. Due to the fact that his structure falls under the small accessory exceptions clause of the guidelines, this will not require screening. The committee unanimously approved of this project with the stipulations as follows:

a) Stucco color to match home.

12. UBL# 15521: Jean Stokes, 4 Bonito Road, with plans for replacing 7 windows with slider style windows and replacing 2 doors with new Sliders. Colors of exterior cladding to be Sage Green. Windows not replaced will be painted sage green to match these new windows. While there was adequate information on the windows the resident did not have any door information so the Committee approved the plans contingent on the applicant providing the ECIA with specific details on the door plans. The stipulations attached to the contingent approval were detailed as follows:

a) Resident shall paint the old windows not being replaced the same color sage green so as to match the new windows.

b.) Resident shall provide the ECIA CCR with details on the doors to ensure that they are of a complaint design.

13. Non Agenda Item: Due to the lack of time the Committee was not able to begin a review of the Guidelines but decided that Mark Young would make copies of the current revised guideline draft and make them available at the May 12th meeting. At that time a special review meeting will be scheduled.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:35 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____