

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 10th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday May 10, 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, Gary Moran, Board Liaison Antone Forneris, and Staff Liaison, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that this meeting was being recorded.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
23005	1 Lobo Lane 8 Encantado	James Daniel	Restucco	Compliant Color Mesilla
10204	Loop	Sharon Davis	Restucco	Compliant Color Mesilla

RESIDENTS:

There were 8 residents attending the meeting.

OLD BUSINESS:

- 1.) **UBL # 21719, Suzanne and Kim Shakespeare Jones, 6 Gavilan Road**, with revised plans and a revised variance request to allow for a planned garage to encroach 4 feet into the 20 foot side setback. Due to the fact that the plans had been revised, as per the recommendation of the Committee, these plans could not be approved, due to the variance request, but are being recommended to the ECIA Board for review at their May 16th Board Meeting.

NEW PLANS FOR REVIEW:

1. **UBL# 31631, Andrew Treinen, 20 Monte Alto Road**, with plans for 5.67 Kw roof mount RV system of 18 panels at a low profile ballast mount. With little visibility over the parapets the Architecture Committee approved of these plans with the following stipulations:

- a. Resident shall contact the ECIA, at the time of panel installation to ensure that he approved angle and height off roof is as per plans.

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2. UBL# 32523, Susan Ryan and Paul Charlo, 3 Verano Court, with plans for 30 panel ground mount PV system. There is also a fence planned for screening. Due to the fact that the array would be more than 15 feet from the home, this plan requires a variance. The Architecture Committee conducted a site visit on May 5th to verify that this was the most logical location on the lot and to verify that the proposed screening plan would be effective in screening the array. The Committee voted to deny this plan due to the fact that it is out of the purview of this committee for the approval of variances. They are, however, recommending approval of this variance to the ECIA Board, for review at their May 19th, 2016 meeting. The justification for this recommendation is due to the fact that denial of the variance for distance from the home would result in shading of the solar equipment and would impair the systems performance. As well the Committee is justifying this recommendation due there being a screening fence as part of the plan. Stipulations attached to this recommendation are as follows:

- a. Stringers shall be on the inside (away from Verano Loop side) of the fence.

3. UBL#14941, Richard Beaubien, 88 Herrada Road, with plans for a 24 module, 7.84kW roof based PV array that is low angle/ballast mount. With no more than 1 to 2 inch visibility over the parapets the Architecture Committee approved of these plans with the following stipulations:

- a. Resident shall contact the ECIA, at the time of panel installation, to ensure that he approved angle and height off roof is as per plans.

4. UBL#30609, Levi Valencia, 16 Altura Road, with plans for two wooden gates. The gates will be double gates and 88" long x 64" tall. With no issues of compliance the Architecture Committee approved of these plans with the following stipulations:

- a. Resident shall verify with the ECIA, (via a site inspection) that the northern gate, closer to the berm, is outside of the 20 foot side setback, before construction begins.

5. UBL # 21012, Walter Gilmore, 7 Enebro Place, with plans for a new fence. Due to the fact that the ECIA had not received the required variance forms and required details, the Committee voted unanimously to deny these plans until the ECIA had all the needed forms and data from the resident.

6. UBL# 11602, Paul Wilkstrom, 24 Camerada Road, with a request to review what the ECIA considers to be a non-complaint structure. The resident was not able to attend the meeting, but it was his desire to have the Committee review this structure as a play structure. The Committee voted unanimously to deny these plans until the resident could attend the meeting and speak on his behalf.

7. UBL#33416, Rob Pomeroy, 27 Moya Loop, with plans for an 10 x 12 ft. Ramada of all wood construction. This Ramada is planned to be located in the courtyard area. With no issues of compliance the Architecture Committee approved of these plans with no following stipulations:

8. UBL# 34819, Austin Buff, 20 Caliente Road, with plans to move an existing 6 foot tall cedar screening fence 4 feet closer towards the property line and adding 8 feet in length to this fence. With no issues of compliance the Architecture Committee approved of these plans with the following stipulations:

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

Other Business:

1. Mark announced that due to Hoamco closing down the offices over the Christmas Holidays there will not be a meeting on December 27th and the only December meeting would be on December 13th. The 1st meeting in 2017 will be on January 10, 2017.

Discussion arose about the 2nd meeting in November that would normally fall on November 22nd, two days before Thanksgiving. It was voted that we would most likely not hold the meeting on November 22nd and the one possible option would be instead have one meeting in November on the 15th. This will be discussed further in the future.

3. The Committee made a preliminary review of house plans from prospective Eldorado resident, and felt in general that the plans could be approvable, but they would require more detailed floor plans, elevations and a site plan, once this person was a resident, before they could approve of the plans.
4. Two Architecture Committee candidates, Ron Novak and Terry Colby, spoke with the Committee about their interest in being on the Committee and of their how their backgrounds prepared them for a position on the committee. They will be attending future meetings as per the requirements of prospective candidates.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____