

**Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting of May 12<sup>th</sup>, 2015**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday May 12<sup>th</sup> 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: Chair Katherine Mortimer, Co-Chair, David McDonald, Steve Taratula, Dana Atkins, Casey Cronin, Gary Moran. Board Liaison, Pam Henline and Staff member Mark Young were also present.

**RESIDENTS:**

There were 11 residents attending the meeting.

**OLD BUSINESS:**

The committee moved up Agenda Item # 10 for review due to this being old business. Details of this review are noted below.

**NEW PLANS FOR REVIEW:**

**1. UBL # 14114: Ben Mittleman, 64 Avenida de Compadres, with plans for a 3.75 kW roof based solar array, ballast mounted a 10 degree angle. Total of 15 Panels in 3 arrays. Total exposure of 6" of panels over the parapet. With no issues at all the Committee voted unanimously to approve of this plan with the following stipulations:**

a.) Resident shall contact ECIA before final installation of panels to verify angle of installation.

**2. UBL #11718, Richard and Bonnie Mahlum, 3 Birla Court, with plans for a adding a 410 sq. ft. workshop addition to home. It shall have a portal with parapet design to match the home. It will be attached to the structure and will match the style of the home. Windows, doors and stucco color shall match the home. With no issues the Committee voted unanimously to approve of this plan with the following stipulations:**

a.) Stucco color to match home.

b.) Exterior lighting shall be downward shielded.

c.) If changes are made to the window or door location, or to the location of the front columns, the resident shall submit revised plans to the ECIA for our records.

**3. UBL # 31308, Brian Woods, 8 Mariano Road, with plans for 2 ground based solar arrays with a total of 34 panels. Maximum height off ground of 6 ft. 1 inch. Variance required due to distance of home being more than 15 feet. Minimum distance to home shall be 35 feet. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the May 21<sup>st</sup> Board**

Meeting. This recommendation is made due to the fact that the proposed location on the lot is as close as the resident can get this to the home, due to the existence of mature trees and issues of shading. To have the array closer would cause shading and interfere with solar gain to the array. Additionally, there is more mature natural vegetation in this location, providing for better overall screening of the arrays. This recommendation is being made with no stipulations.

**4. UBL # 35401 Jeff Wadolny, 2 Cagua Road, with plans for a 6 foot tall coyote wood fence.** The Fence shall enclose 768 sq. ft. of enclosure space. With existing enclosure of 955 sq. ft. on the lot, the lot will have a total of 1723 sq. ft. of enclosure in total. As well resident is installing 3 solar lights. With no issues the Committee voted unanimously to approve of this plan with the following stipulations:

- a.) Stringers on the inside of the fence.
- b.) Lights shall be downward shielded.

**5. UBL # 10704, John Wilson and Paul Dominguez, with plans for a 10 ft. x 26 foot portal over existing patio area.** Portal shall match the home with traditional parapet and corbels and vigas. With no issues the Committee voted unanimously to approve of this plan with the following stipulations:

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

**6. UBL# 15510, Steve Saylor, 19 Dulce Road with plans for a 3 foot tall adobe wall with wood gate and entry area.** Total enclosure space of 260 sq. ft. Existing enclosure on lot of 1122 sq. ft. for a new proposed total of 1388 sq. ft. of enclosure on lot. With no issues the Committee voted unanimously to approve of this plan with no following stipulations:

**7. UBL # 31407, Joe Nero, 33 Monte Alto Road, with plans for a 6 foot tall cedar slat fence,** Total enclosure to be 576 sq. ft. Total existing enclosure on lot of 2880 will give a total enclosure space on lot of 3456. The Committee voted unanimously to approve of this plan with the following stipulations”

- a.) Resident shall stake out the location of the fence and contact the ECIA to verify the distance to the properly line.
- b.) Stringers shall be on the inside of the fence.

**8. UBL # 32710 Quintin Collins, 1 Conchas Court, with plans for the reconstruction of his home after a devastating fire in 2013.** The new portion of the home shall have a complaint metal roof and the new construction will match the architecture of the remaining part of the home. Windows and door shall match those in the original home. While the applicant had applied for a variance to allow for rooftop heating and cooling units, the committee did not feel that this equipment required a variance, as long as they are sited on the house so as to reduce visibility of these units. As well the committee asked that the resident paint these units to match the color of the red roof, so as to help them to blend in more. Due, however, to the fact that the home and new construction will encroach into the 50 foot roadside setback, and this location had never been granted a variance by the ECIA, the committee voted unanimously to recommend approval of this plan with the following stipulations:

- a) Stucco colors of reconstruction shall match the original homes color.
- b) All exterior lights shall be downward facing.
- c.) Resident shall paint the rooftop units to match the red roof color.

d.) Resident shall complete a variance request form asking for a variance to allow for the structure to be located inside the 50 foot roadside setback.

**9. UBL# 10822, Salvatore and Annette Morreale, 10 Mariposa Road** with plans for a wood Ramada of 400 sq. feet. To have two solid torch down bri roof sections areas over doors with all flashing to be painted to match the structure. (To divert water away from the entry areas.) The ECIA Architecture Committee has approved of these plans with the following stipulation:

a.) Flashing on Bri Roof areas to be painted to match the homes stucco color.

**10. UBL# 13606, Gilbert Montoya, 1 Domingo Road,** back to the committee with variance request to allow for the construction of a studio into the 20 foot side setback. These plans had previously come before the committee and Board but the Board required that the resident go back and have the property re-surveyed and re-submit revised plans to the Committee for further review. The Committee agreed to conduct a site visit to this property on Friday May 15<sup>th</sup> at 5:30 PM for further review and Board members are also encouraged to attend.

**11. UBL# 30116, Mary Ann Crews, 2 Eldorado Place** with variance request to allow for the encroachment of an existing split rail fence into the 50 foot roadside setback and up into the 10 foot utility easement. This fence has been on the lot since at least 2001 and the ECIA has never chosen to enforce this issue, despite the ECIA knowing about this violation. Due to this lack of enforcement, and the fact that it has been a standing fence since at least 2001, the committee feels that a recommendation to the Board is in order. The Committee is recommending that the resident is made aware that the ECIA can approve of the fence in the 50 foot roadside setback, but it cannot approve of the portion of the fence that extends into the 10 foot utility easement. As well the Committee recommends that while she does not have to remove this section of fencing at this time, should any utility require access to this easement in the future, the resident shall be required to remove this portion of the fence and at their expense.

**12. UBL# 22153 Catherine and Bernardo Monserrat, 37 Herrada Road,** with plans for adding a 224 square feet art studio, and attached porch, as a large accessory structure at a distance of 6 feet from the house. The structure will be connected to the existing house with a gate. Style and design shall match home. The committee unanimously approved of this project with the stipulations as follows:

- a) Stucco color to match home.
- b) Any exterior lights shall be downward shielded.

**13. UBL# 34801 Betty Louise Seright, 2 Lauro Place Road,** with plans for a 565 sq. ft. master bedroom addition that would be attached to the home and will match the home color and design. Windows and doors shall match the primary home. The committee unanimously approved of this project with the stipulations as follows:

The ECIA Architecture Committee has approved of these plans as presented with the following stipulations:

- a) Stucco color shall match home.
- b) Resident shall contact the ECIA to verify distance to property line before beginning construction.
- c) Any exterior lights shall be downward shielded.

- d) Under the ECIA Covenants and Santa Fe County Single Family Zoning requirements, this structure can never be converted to become a separate residential unit nor have a full kitchen, but a bath is acceptable.

**14. Non Agenda Item:** Due to the lack of time the Committee was not able to begin a review of the Guidelines but Mark Young handed out copies of the current draft and it was decided that we would meet on June 30<sup>th</sup> at the ECIA for a special meeting for review of the most up to date draft of the guidelines.

**15. Non Agenda Item: Resident Astrid Paris of 1 Cerrado Way** came to speak on her desire to add crushed and recycled glass to her driveway instead of rock. The committee reviewed samples of the glass and photos of what it looks like on the driveway. There was some discussion about possible reflectivity but it was pointed out that once the glass gets driven on and dirt mixed in, it will lose any reflectivity. Plus the fact that the glass has been tumbled already reduces its reflectiveness. While this is not a structure and not under the purview of the Committee, the general consensus amount members was approval for use of this material.

**16. Non Agenda Item: Mark Young, CCR,** pointed out that as per the request of the Board and HOAMCO, all future Architecture Committee agendas would include a consent agenda that would show any projects that were approved administratively by staff. The committee thought that this was a good idea for both transparency and community awareness of all approvals.

**FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 9:35 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

5/12/15