

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 23, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, May 23rd, 2017 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, Casey Cronin, Gary Moran, Steve Taratula, Robert Miller, Nina Harrison, Board Liaison, David McDonald, and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that the meeting was being recorded and Nina Harrison was welcomed back as a Committee member.

RESIDENTS:

There were 6 residents attending the meeting and one guest.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
13019	5 Cerrado Court	Martin Biddle	Restucco	Compliant color San Antonio
34717	9 Juego Road	Lisa Jacques-Carroll	Restucco	Compliant color Abiquiu
14209	18 Jornada Loop	Wendy Servey	Removing and replacing windows	Compliant style windows

NEW PLANS FOR REVIEW:

1. **1. UBL#13017, Judith Martinez, 1 Cerrado Court**, with plans for coyote fence with block pilasters construction. Gates to be of latilla construction. Due to the fact that there were no issues of non-compliance this plan was approved by the Committee with the following stipulations:
 2. Color of pilasters to match home's stucco color.
 3. Stringers on the inside of the fence.
2. **2. UBL #35214, Carol Tyroler, 1 Lujo Place**, with plans to enlarge her rear coyote fence to 1980 sq. feet with a total proposed enclosure on the lot of 3420 sq. Ft. The fence will be 6 feet tall. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 3. Stringers to be on the inside of the fence.
 4. Resident shall stake out the proposed fence location, before construction begins and contact the ECIA to come out and verify that the side setback is being respected.
3. **3. UBL # 22107, Charles Waldron, 6 Gavilan Place**, with a re-submission of plans for a portal with a red metal roof. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 4. Resident shall add a fascia board over exposed joist ends
 5. If metal roofing is used it must be of a low reflective value.

4. **UBL #16612, Mary Lou Kerr, 17 Recado Road**, with plans for 3 foot tall cedar slat fence for small dog enclosure. New enclosure of 400 sq. feet with a total proposed enclosure on the lot of 640 sq. ft. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 5. Stringers to be on the inside of the fence.
5. **UBL #16203, Greg Durell, 5 Sabroso Court**, with plans for a new home at this address. The home will be 1845 sq. ft. heated space and have a 2 car garage. Color of home to be suede. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 6. All lighting shall be downward shielded.
6. **UBL #30902, Martin Adair, 59 Monte Alto Road**, with plans to relocate an existing screening fence on the lot as well as for an earth berm that is being constructed. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 7. Stringers to be on the inside of the fence.
7. **UBL #31421, Mark Vitagliano, 2 Puerto Court**, with plans for the re-build of a latilla screening fence that also screens a shed. The fence was approved in 1998 but without stucco pilasters and the resident brought in plans to re-build the fence using 12 stucco pilasters in order to strengthen the fence. Due to the fact that this house is on Vista Grande and was approved at this length and height already the committee approved of these plans with the following stipulations:
 8. Stringers to be on the inside of the fence.
 9. Stucco color of pilasters to match the color of the home.
8. **UBL # 20201, Robert Maack, 11 Gualdo Road**, with plans for the enclosure of a west wall in outside area and adding two windows in this wall. This project was approved with the following stipulations:
 9. Windows to match the style and color of ones in home.
 10. Stucco color of repair area to match the color of the home.

Other Business:

1. The Committee discussed the issue of unfinished earth berms in Eldorado and how the landscaping of these structures could be handled in a productive manner. What was disused was that we could ask David Lovro, a resident and landscape architect, to see if he would teach a class on earth berm landscaping and construction and invite those residents with unfinished berms to attend this training. Mark will check with David to see if he could help us with this.
2. AC member Gary Moran nominated current Chair, Katherine Mortimer, to be the chair for the next year. This motion was seconded by Casey Cronin and passed unanimously.
3. AC member Casey Cronin nominated Gary Moran for the Vice Chair position and this was seconded by Nina Harrison and passed unanimously.
4. David McDonald pointed out that the Board would like to simplify the variance process and asked for Mark for assistance in gathering data on variances.
5. Chair, Katherine Mortimer, and Mark Young pointed out that during the process of updating the Solar Submission Procedures it was learned that the approved Guidelines did not contain wording that ground based solar arrays would require variance approval then they were more than 15 feet from the home, as the Board had discussed on some of the review meetings. Instead the wording recommended by the Committee is what was approved that does not mention the need for a variance. David will consult with the Board on this issue and report back to the Committee.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:55 PM

Submitted By:

Mark Young, Staff Representative