

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 24th, 2016 DRAFT 2

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday May 24th, 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: Co-Chair, David McDonald, Gary Moran, Steve Taratula, Casey Cronin, Robert Miller, Board Liaison Antone Forneris, and Staff Liaison, Mark Young. A quorum was established for this meeting.

Announcements:

1. David McDonald announced that this meeting was being recorded and asked all members and visitors to introduce themselves.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
31618	2 Monte Alto Lane 10 Balsa	Samuel Sanders Elizabeth	Small cistern screening fence	Of Compliant design and of coyote construction to hide cistern,
14031	Drove 45 Cuesta	Costin Nathaniel	Restucco	Compliant color Buckskin
30816	Road 17	Marriner	Restucco	Compliant color El Rey Straw
15314	Aventura Road 59	Judy Blankenship	Restucco	Compliant color Sandia
14803	Estambre Road 10 Bonito	Terry Lee Morris Richard	Restucco	Complaint color Sto Adobe
15518	Road	Goeller	Restucco	Complaint color Amarilla
21312	22 Abanico Road 19 Lauro	Bruce Crone	Reducing size of fenced enclosure area Replacing French	Of wood post and wire design and fence not required for screening of anything. To come in compliance.
34901	Road	Peter Webster	door with slider	Same color cladding to match others on home.

RESIDENTS:

There were 8 residents attending the meeting.

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OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1.) **UBL # 22205, John and Regina McDermion, 1 Demora Court**, with plans for a coyote enclosure fence as well as Wood post and wire construction with 2' x 4' welded wire. 5 inch treated posts to be set in concrete along the fence. The total fence is planned to be 5 feet tall and enclose an area of 1550 sq. ft. The gates will be coyote construction. With the resident wanting to have the stringers on the outside of one area of the fence, the resident, in agreement with the Committee, decided to add a small addition to the project and the fenced area was increased by 255 square feet in enclosure for a total of enclosure on the lot of 1805 sq. feet. 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.
- b. The resident shall contact the ECIA to have the distance measures to the property line, before construction begins.

2. **UBL#35406, David Chavez, 16 Cagua Road**, with plans to extend an existing 3 foot tall stucco wall in back portal area. Total new square footage of enclosure is planned to be 500 sq. ft. with existing enclosure on lot of 900 sq. feet. Also included in the plans is a Kiva Fireplace not to exceed 9 feet in height. Gate in new wall to be of wood construction. With no issues of compliance the Architecture Committee approved of these plans with the following stipulations:

- a. Stucco color of wall and Kiva to match existing home and wall.
- b. Kiva fireplace shall not exceed 9 feet in height.

3. **UBL# 20909, Chris and Nancy Krage, 8 Espira Road**, with plans for an 80 sq. foot and 8 foot tall pre-made shed of resin materials. There are also plans for a 6 foot tall coyote fence to screen the shed, and one other 24 foot long coyote screening fence. The total enclosure space on the lot is currently 467 sq. feet with 262 new square feet from the enclosure area. Due to the fact that the resident did not want to paint the color of the shed to match the house color, the shed plans were withdrawn. The Architecture Committee approved of these plans with the following stipulations:

- a. Stringers to be on the inside of the fence.
- b. Resident shall have the ECIA measure the distance of the fence to the property before any construction begins.

4. **UBL# 35005, Chris and Lisa Harrell, 23 Caliente Road**, with plans for the addition of a 12 x 21 foot sunroom as well as 10 x 21 ft. portal/covered porch. The window and doors will match the current ones in the home. As well, the new construction, and entire home, will be stuccoed with the compliant color Sto Mesilla. The Architecture Committee approved of these plans with the following stipulations:

- a. New structures to be stuccoed to match the house color.
- b. Lighting shall be downward shielded.

5. **UBL # 31618, Samuel Sanders, 2 Monte Alto Lane**, with plans for adding a 27 foot long coyote screening fence, as well as for approval for a coyote fence that was built recently to screen an above

ground water cistern. The Architecture Committee approved of these plans with the following stipulations:

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

6. **UBL# 11622, Julie Rose, 2 Lucero Road**, with plans and a variance request to add a 2nd gate structure to prevent her dogs from roaming off the lot. This gate will be 5 feet tall and of wood post and wire construction and will add 40 more square feet of enclosure space to a lot that has almost 4000 square feet of enclosure already. While the Committee could not approve of these plans, as approval of variances is out of their purview, they are recommending approval of this variance due to the fact that the other enclosure areas are all landscaped and the resident is adding the gate in an attempt to prevent her dogs from roaming off the lot which has been an ongoing problem. The Committee felt that this was a justifiable variance request as this gate enclosure area should prevent the dogs from roaming and prevent this matter from being an ongoing public safety issue.

7. **UBL#31413, David Ginsberg, 3 Monte Alto Way**, with plans to add a new master bedroom walk in closet. The structure will match the existing home in style and stucco color. With no non-compliance issues the Architecture Committee approved of these plans with no stipulations.

8. **UBL#15109, Kathleen Fallon, 7 Estacada Road**, with plans for a coyote fence, metal gate, wood railings and deck project, in an effort to make the home more handicapped accessible. The Architecture Committee approved of these plans with no stipulations.

9. **UBL# 13810, Henry and Fran Day, 33 Domingo Road**, with plans for a new portal to match the existing structure and a CMU wall at 4 foot tall. The new wall will have a total of 4 gates, all of wood construction. The total enclosure space requested for this wall is 3370 sq. ft. and existing enclosure on the lot of 620 sq. feet, keeping this plan under 4000 sq. ft. and in compliance with the guideline requirements for enclosure space. The Architecture Committee approved of these plans with the following stipulations:

- a. Walls and portal color shall match the color of the homes stucco.
- b. Exterior lighting shall be downward shielded.

10. **UBL# 10301, Dave Carrell, 1 Encantado Circle**, with plans and variance request to add metal rails to complete a previously approved project. The railings are to be black in color, 42 inches high (to meet code) and of a basic design. The Committee voted that a variance request was not required as the home is of a mixed style and is not strictly Spanish Pueblo Revival style and such metal railings would be compliant with this mixed style home. With no non-compliance issues the Architecture Committee approved of these plans with no stipulations.

Other Business:

1. Mark Young brought up the issue of the non-compliant metal spiral stairwell as this had been denied as a variance and is still a pending architectural issue. The committee felt that, as per the Board's comments that it was logical to wait until the new guidelines were approved as there was wording the updated version that might make this matter no longer a non-conforming feature.

2. Mark Young advised the committee that it had been brought to his attention that under the County's new land development plan Santa Fe County had added a 25 foot side and rear setback requirement to the Eldorado's building requirements, under the Residential Estate category. The Committee pointed out

the fact that we have a disclosure on our Architecture Plan Submission form and that should cover us. Mark agreed to let residents know about this requirement when looking at future plans, so that Eldorado resident are aware of this new County requirement.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:30PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

