

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of May 26th, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday May 26th 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, Dana Atkins, Casey Cronin, Gary Moran. Board Liaison, Pam Henline and Staff member Mark Young were also present.

RESIDENTS:

There were 10 residents attending the meeting in addition to representatives from Consolidated Solar and Positive Energy.

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1. UBL # 35325 Scott Hurwich, 5 Cagua Road, with a variance request to allow for an existing fence to remain inside the side 20 foot setback. Due to the fact that there is such a minor encroachment and the fence been encroaching for over 10 years, the Committee voted unanimously to recommend variance approval to the Board with no stipulations.

2. UBL #33508, Lars Hanse, 14 Chusco Road, with a variance request to allow for his 10 kW AC Ground based solar system to be located at a distance of 130 feet from the home. The committee performed a site visit on May 27th at 5:30 PM to review the visibility of this array and a review the mockup of the installation that had been built. From this site visit the Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the June 19th Board Meeting with the following stipulations:

1. The resident shall use extra dirt from the installation process to build an earthen berm, behind the array to the north, and plant at least 6 chamisa on the berm to screen the visibility of the array from neighbors to the north.
2. The installer, Positive Energy shall provide a formal screening plan to the ECIA before the Board meeting.

This recommendation is made due to the fact that the proposed location on the lot is a logical location due to it being sited in a natural depression, which will screen the array to most directions, except to the

north. As well there are mature trees for screening. To have the array closer would cause shading and interfere with solar gain to the array.

3. UBL # 16511 Neil and Susan Heighberger, 26 Quedo Road, with plans for a 3.27kW AC, 10 Panel Roof Mount Solar PV system. Low angle roof mount with maximum height off roof of 1 ft. 2 inches. Panels will not be visible over the parapet walls. The ECIA Architecture Committee has approved of these plans as presented with the requirement that the resident shall contact the ECIA before panel installation to ensure that the angle and height about the roof line are as approved.

4. UBL # 31635 John and Linda Pruett, 2 Rico Court, with plans for two roof mount solar thermal panels. The ECIA Architecture Committee has approved of these plans, as presented, with the requirement that the resident shall contact the ECIA before panel installation to ensure that the angle and height about the roof line are as approved.

5. UBL # 21512 Marshal Allen, 6 Vista Grande Court, with plans for two roof mount solar arrays with a total of 12 panels at a height of 1 foot 7 inches over the parapet. Angle of panels is 30 degrees. The Committee voted to approve of this solar panel installation with the following stipulations:

a. Resident shall contact the ECIA, before panel installation to ensure that the panels are at the correct and approved angle.

6. UBL# 31327 Paul Drumright, 6 Cuesta Road, with plans for Restuccoing home with complaint color El Rey Suede and adding to height of existing garden wall to a 6 foot level. Also replacing the existing gate with a 6 foot tall wood gate. The Committee approved of these plans with the stipulation that the new wall color shall be of the new approved color Suede to match the home.

7. UBL # 23201 Alan Questel, 13 Reno Road, with plans for a 9 Panel Roof Mount Solar PV system 2.943kW AC, at 30 degree roof mount angle mount with maximum height over parapet of 2 ft. 7 inches. The ECIA Architecture Committee conducted a site visit to the home on May 27th to review a mockup of the proposed installation. The result of this site visit was that there would be no visual impacts on the neighbor's views from this installation. The committee approved of these plans as presented with the requirement that the resident shall contact the ECIA before panel installation to ensure that the angle and height about the roof line are as approved.

8. UBL # 15315 Jill and Michael Pellegrino, 15 Aventura Road, with plans for a 16' x 20' x 11 foot tall Allstate Portable Building 7 feet from the primary home. Structure to match the design of the original home. Also resident is restuccoing the home a compliant Eldorado Color. The Committee voted to approve of this structure with the following stipulations:

a. Stucco color to match home's stucco color.

9. UBL# 14514, Ingid Bekhuys, 16 Jornada Place, with plans for a 450 sq. foot attached addition to match the primary home. Windows and doors to match the home and parapets to match home design. The ECIA Architecture Committee has approved of these plans as presented with the following stipulations:

1. Stucco color shall match the color of the home.
2. Any exterior lighting shall be downward shielded.
3. Resident shall contact the ECIA, before construction begins, to verify the distance to the property line.

10. UBL# 22135, Tim and Meriam Densmore, 2 Herrada Place, with plans for a coyote fence with stucco pilasters. Total enclosure space on lot is 1940. With new proposed enclosure of 140, Total enclosure on lot will be 3340. The Committee voted to approve of this fence addition as presented.

11. UBL # 14717, Lee Kellogg and Stephen Wust, 32 Estambre Road, with plans for wood post and wire dog fence 4 feet tall with 450 sq. ft. of enclosure space. With no other enclosure space or any compliance issues these plans were approved with no stipulations.

12. UBL # 21501, Miguel and Andrea Ortiz, 2 Enebro Court, with plans for a new home in the Pueblo Adobe Style. Total square footage of 2834 sq. ft. The Committee voted to approve of this addition with the following stipulations:

- a. Exterior lighting shall be downward shielded.

13. UBL # 21313, Bruce Rosburg, 24 Abanico Road, with plans for a new and required garage as the home does not have a garage. The new garage shall be 20' x 24" and shall match the architectural style of the home. It is a detached garage with a block stucco wall as the connecting feature. The Committee voted to approve of this addition with the following stipulations:

- a. Exterior lighting shall be downward shielded.
- b. Stucco color to match the color of the home.
- c. Glass block windows shall not be used and resident shall either remove these from the plan or use a compliant style window that matches the style of the windows in the home.

14. Non Agenda Item: Mark Young, CCR, brought up the issue of the many house on Conchas Court that are encroaching into the 50 foot roadside setback. The Committee discussed the fact that it would give peace of mind to residents with encroachment issues to know that this would not be an issue in the future, at the time home sale, but also the fact that this could be opening up a Pandora's box, due to the fact that the ECIA is not fully aware of all of the homes where encroachment might be an issue. Board Liaison, Pam Henline, agreed to bring this matter to the Board for further discussion.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:05 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____