

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 9, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, May 9th, 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, 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.

RESIDENTS:

There were 13 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>
10130	99 Encantado Road	Elizabeth Wood	Restucco	Compliant color
15417	8 Bonito Court	Mary Pennock	Repainting	Compliant color desert rose
35912	24 Condesa Road	Barbara Carter	White Roof	All but one section approved as white.
32523	3 Verano Court	Susan Ryan	Replacing one window	Complaint style window
13026	6 Cerrado Road	Lawrence Catanach	Restucco	Compliant color Buffalo
15929	6 Antigua Court	Susan Redding	Reroofing	Silver Brai color but inspection done and not visible to neighbors.

NEW PLANS FOR REVIEW:

1. **1. UBL# 35904, Ross Iverson, 8 Condesa Road**, with plans for a 120 sq. ft. small accessory structure, and cedar slat screening fence at 34 feet from the property line. 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 structure to match home's stucco color.
 3. Stringers on the inside of the fence.
2. **2. UBL #14936, Rae Dollard, 78 Herrada Road**, with plans for a 10 x 8 foot x 11 ft. 6 inches tall addition to be attached to the garage. The structure will match the construction of the garage with a stucco finish and parapets and due to this will not require screening due to this being an addition. With no issues of compliance the ECIA approved of these plans with the following stipulations:
 3. Color of structure to match color of home.
 4. Any lights shall be downward shielded.
3. **3. UBL # 22107, Charles Waldron, 6 Gavilan Place**, with plans for a 10' x 14' wood portal with a red propanel roof to be attached to the home. The roof shall be of a low light reflective value. Due to the fact that there was a lack of details on the roof pitch and construction this plan was tabled by the Committee with the following requirements:
 4. Please provide more details on the slope of the roof and finish details on the edges of the roof.
4. **UBL # 35406, Marilyn Tillman, 8 Cagua Road**, with a request for approval for work being done

Without ECIA approval. This involved the removal of some cedar extension to the previous wall and raising of the height of the wall to 6 feet. Due to the fact that there were no issues of non-compliance this plan was approved by the Committee with the following stipulations:

- a. Stucco color to match house color.
5. **UBL # 34612, Mekah Gordon, 22 Juego Road**, with a variance request to allow for a driveway liner that encroaches 17 feet into the 50 roadside setback as well as a variance request to allow for her liner to be of solid construction. Due to the fact that variances are out of the purview of the Architecture Committee they could not approve of these variances but are recommending approvals to the EICA Board for review at the May BOD meeting. The justification for this variance recommendation is as follows:
 - a. The installed driveway liner will match the existing coyote fences on the lot.
 - a. The driveway liner shall be screened with vegetation (4 to 6 foot ponderosa pine) to help screen the fence and stringers and resident has submitted a vegetative screening plan and has started the planting of trees.
6. **UBL #31902, David and Melisa Sorkin, 6 Moya Place**, with a variance request for to allow for 4467 sq. ft of enclosure on the lot in two fences. A dog enclosure fence was built without ECIA approval this year putting the enclosure on lot over by 467 sq. Ft. Due to the fact that variances are out of the purview of the Architecture Committee they could not approve of these variances. They are, however, recommending approval of the carport variance request due to an AC site visit confirming that this is the best location on the lot for this structure due to existing natural vegetative screening (at the proposed site), and the need to not have to remove trees from the lot. The committee is also recommending approval of the variance request for the fence overage due to the fact that there are unique site characteristic on this lot, specifically the following:
 7. The fact that the lot is bordered by the Railroad, Rail Trail, Hike/Bike Path and Avenida Vista Grande means that the existing fencing will provide for the required privacy on this lot.
7. **UBL # 31327, Paul Drumright, 6 Cuesta Road**, with plans for the re-build and additional to an existing portal on his lot. The size of the addition will be 175 sq. ft. and the style will match the existing home and portal. Due to the fact that there were no issues of non-compliance this plan was approved by the Committee with the following stipulations:
 8. Stucco color to match house,
8. **UBL # 13407, Patricia King, 9 Mimosa Road**, with plans for a new portal and new front door and connecting hallway from garage to home. The new door will be Due to the fact that there were no issues of non-compliance this plan was approved by the Committee with the following stipulations:
 9. Stucco color to match the color of the home.
 10. Exterior lights shall be downward shielded.
9. **UBL #21007, Kathleen Weidner, 4 Enebro Place**, with plans for a 5 foot tall decorative block stucco wall that had been on a previous submission to the ECIA but overlooked. The wall will match the color of the stucco of the home. The wall is 80 feet from the property line and does not enclose any space. Due to the fact that there were no issues of non-compliance this plan was approved by the Committee with the following stipulations:
 10. Color of structure to match home's stucco color.
10. **UBL #12410, Carola Pfau, 20 Alcalde Road**, with plans to replace the aged existing asphalt roof with a rustic metal roof of low light reflective value. Due to the fact that there were no issues of non-compliance with this being a clerestory home, this plan was approved by the Committee with no conditions.
11. **UBL # 30525, John Biddle, 2 Sombra Court**, with a variance request to allow a fence to encroach into the 20 foot side setback. This fence was approved by the ECIA in 1993 but not built by the contractor as per the approved plans. The amount of encroachment is 13 feet 10 inches into the 20 foot setback. . Due to the fact that variances are out of the purview of the Architecture Committee they could not approve of these variances but are recommending approval to the EICA Board for review at the May BOD meeting. The justification for this variance recommendation is as follows:
 12. The fence has been in existence for more than 10 years.

The Committee is recommending that the resident be made aware that while the ECIA cannot approve of structures inside the 10 foot utility easement, they will not take enforcement actions with regard to this fence. Resident also needs to be made aware that should a utility need to access the right of way the resident may be required to remove the fence at their expense.

Other Business:

1. The Committee discussed the fact that former Committee member Nina Harrison was interested in re-joining the Committee. Gary Moran moved that we recommend her as a committee member to the Board and this was seconded by Casey Cronin. There was a unanimous vote in favor of this motion. Mark will request that Ms. Harrison resubmit a letter of intent and a new resume for Board Review.
2. The matter of enforcement of unfinished earth berms was tabled till a future meeting when more members were present to discuss this issue.
3. Chair Katherine Mortimer pointed out that with David McDonald no longer the Committee Vice Chair that once all the new members are on board we would need to vote for someone to fill that role.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Representative