

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of June 13, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, June 13th, 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, Co-Chair Gary Moran, Casey Cronin, Steve Taratula, Robert Miller, Nina Harrison, Jolene Petrowski, 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 12 residents attending the meeting and two guests.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
30602	102 Monte Alto Rd.	Eva Gallegos	Restucco	Compliant color buckskin
12505	32 Encantado Road	Jim Lyons	White Silicone Roof	No visibility to neighbors
31335	2 Torreon Place	Frankie Chavez	Restucco	Compliant color Adobe Brown
34511	12 Duende Road	Elaine Wilmarth	New Door	Compliant style door
32235	130 Verano Loop	C. Emery Cuddy	Replacing walkways	No compliance issues
15109	7 Estacada Road	Kathleen Fallon	New Windows	Compliant style
34308	9 Glorieta Road	Jennifer Brannon	Restucco	Compliant color Pueblo
30216	1 Bosque Loop	Alfredo Lujan	New shingles on pitched roof	Compliant color brown shingles
11412	23 Azul Loop	Julia Valdez	Awning	Compliant earth toned color

NEW PLANS FOR REVIEW:

1. **1. UBL#14802, Thomas Folden, 61 Estambre Road**, with a variance request to allow for a fence that was built without ECIA approval, and has the stringers on the outside of the fence and encroaches into the setback. The Committee could not approve of this variance

as it is outside of their purview and are doing a site visit to this home at 5:30 PM on July 5th to further review this request

2. **UBL #33902, Tom Jones, 14 Avalon Road**, with plans for the replacement of an existing wood slat fence that will again enclosure 3900 sq. ft. of enclosure. Gates to be of wood construction. Fence to be 6 feet tall. With no issues of compliance the Committee approved of this plan with the following stipulations:
 3. Stringers are to be on the inside of fence.
3. **3. UBL # 21002, Dave Marshall, 2 Enebro Way**, with plans to build a wood post and wire enclosure that will be 5 feet tall and will enclose 2900 sq. ft. The gates will be of same construction. There is no other enclosure on the lot. The Committee approved of these plans with no stipulations:
4. **UBL#10114, Jake Alarid, 67 Encantado Loop**, with a 2 variance requests. The 1st variance is to allow for a pair of monuments that were built without ECIA approval and are located inside the 50 foot roadside setback. The 2nd variance request is to allow for each monument to be 12 feet long and 2 feet longer than the maximum length of 10 feet, as allowed under section 2.4.2.2 of the guidelines. It should also be noted that the monuments are encroaching 6 inches on east side into the 10 foot utility easement and 1 foot into the 10 foot roadside utility easement along Encantado Loop. While the Committee could not approve of this variance, as it is outside of their purview, they are recommending approval to the ECIA Board, due to the fact that the encroachment is minimum and the extra length of the monuments will not be contrary to the intent of the covenants. The following stipulation should be attached to the recommendation:
 5. Due to the fact that the ECIA cannot approve of any construction in the 10 foot utility easements, the resident will need to be made aware that should a utility ever need to access this easement they have the right to ask the resident to remove the monuments at the resident's expense.
5. **UBL #22101. Joseph Baca, 2 Gavilan Court**, with plans for a new addition that will consist of a portal with parapet and new 300 sq. ft. room. With no issues of compliance the Committee approved of this plan with the following stipulations:
 6. All lighting shall be downward shielded.
 7. Electrical conduit shall be painted to match stucco color.
 8. Roofing to be of Brai construction and of tan color.
 9. Stucco shall match the color of the home.
6. **UBL #14936, Rae Dollard, 78 Herrada Road**, with plans for a 155 sq. ft library addition to home. The addition will match the home in terms of color and style. With no issues of compliance the Committee approved of this plan with the following stipulations:
 7. Stucco color to match home's color.
 8. Any lighting shall be downward shielded.
7. **7. UBL # 10508, Pascal Pierme, 4 Azul Drive**, with plans for a 468 Sq. carport to be attached to the existing garage. Also a new slab is being poured in front of the existing garage. With no issues of compliance the Committee approved of this plan with the following stipulations:
 8. Stucco color to match home's color.
 9. Any lighting shall be downward shielded.
8. **8. UBL #12601, Larry Knighten, 2 Casa Del Oro Place**, with a request to be able to use two complaint stucco colors on his home and new addition. The primary color would be adobe brown with an accent stripe of Alamo around the house and just below the parapets. With no issues of compliance the Committee approved of this plan with no stipulations:

9. **UBL #30524, Alex Czeto, 1 Altura Road**, with plans to replace two older wood gates in walls with new metal and composite gates. Metal tubing to be putty. With no issues of compliance this plan was approved with no stipulations.
10. **UBL # 10907, Carol Kleinserge, 18 Garbosa Road** has repainted her home a very orange color that the ECIA staff would not approve. The Architecture Committee reviewed the new and non-approved color and denied approval due to it being too orange in color. The ECIA will ask the resident to come back to the Committee with plans for a compliant color re-paint or request a variance from the ECIA Board.
11. **UBL #22904, Steven Dobyys, 2 Lobo Lane**, with a variance request to allow for a fence that was built without ECIA approval and has the stringers on the outside of the fence. The fence does not encroach into any setbacks and is a total of 1083 Sq. Ft of enclosure. While the Committee could not approve of this variance, as it is outside of their purview, they are recommending approval to the ECIA Board due to the fact that the fence had stringers on the outside of the fence for over 10 years and without any enforcement actions. Additionally, to have to move the stringers will be a financial hardship costing around \$800.00. This recommendation was made by a committee motion by Gary Moran with a second by Steve Taratula. Five were in favor of this recommendation and two opposed.
12. **UBL # 15104, Casey Cardinal, 19 Estacada Road**, with plans for a new cedar slat fence that will enclose 3971 sq. ft. of enclosure with the fence to be 5 feet tall. There will be stucco pilasters as well that shall match the color of the home. With no issues of compliance the Committee approved of this plan with the following stipulations:
 13. Stringers are to be on the inside of the fence.
 14. Resident shall contact the ECIA, before construction begins, to verify distance to property line.
13. **UBL # 16307, Robert Bradway, 13 Sabroso Road**, with plans for a new home of Spanish Pueblo Design. Size of home is 1838 sq. feet with 1191 sq. ft. of living space. Color of home to be El Rey Casa.

With no issues of compliance the Committee approved of this plan with the following stipulations:

- a. Any lighting shall be downward shielded.

14. **UBL # 14903, Bruce Bradford, 11 Gaviota Road**, with plans for a new split rail fence that will enclose 2850 sq. ft. of enclosure. The fence will be 4 feet tall. With existing enclosure area on lot of 890 sq. ft. the total enclosure planned is 3740 sq. ft. With no issues of compliance the Committee approved of this plan with no stipulations.
15. **UBL # 31313, Fay Steving, 16 Cuesta Road** with request for approval of a new wood post and wire fence that was built without ECIA approval. The new fence encloses 3820 sq. ft. of enclosure with gates of same construction. Wire is complaint 2' x 4' welded wire. Fence is 52" tall. Also plans for a new wood gate for front portal. With no issues of compliance the Committee approved of this plan with no stipulations:

Other Business:

1. Update on earth berms outreach: Mark reported that he is still working to find a landscape designer to provide a free earth berm design class for those residents with unfinished berms.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:55 PM

Submitted By:

Mark Young, Staff Representative