

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of June 14, 2016 DRAFT 2

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, June 14th, 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: Chair Katherine Mortimer, Gary Moran, Steve Taratula, current Board Liaison Pam Henline, former Board Liaison, Antone Forneris, and Staff Liaison, Mark Young. A quorum was established for this meeting.

Announcements:

1. There were no announcements.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
12123	3 Encantado Road	Lynne Ritchie	New Garage Door	Of Compliant design
11007	5 Garbosa Road	Christine Salem	Existing cisterns and Cistern Screening	Planting to screen one cistern
31215	10 Carlito Road	Fredrick Gadret	Restucco and new windows	Compliant color and style
11406	11 Azul Loop	Jerry Taylor	Restucco	Compliant color Buckskin
23120	2 Moya Loop	Vera Hayduk	New shingles on clerestory roofs	Compliant color tan
36007	4 Condesa Road	David Ford	Restucco	Compliant color Abiquiu
32229	118 Verano Loop	Kathleen Yount	Restucco	Compliant color Adobe
10822	10 Mariposa Road	Salvatore Morrealle	Restucco	Complaint color Buckskin

RESIDENTS:

There were 8 residents attending the meeting.

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1.) UBL #14032, John Panto, 14 Balsa Drive, with plans for a 20 panel, low profile, roof mount PV system. The system will have a total of 6 arrays and with parapets at 15 inches; there will be no visibility of the panels over the parapets. With no issues of non-compliance the Architecture Committee approved of these plans with the following stipulations:

a. The resident shall contact the ECIA before panel installation to ensure that the panels are being installed at the approved angle off the roof.

2. UBL#22003, Bryan Tagas, 9 Baya Road, with plans for two ground based solar arrays with a variance request due to the distance from the home. The maximum height of the 2 arrays is 6 feet tall and they are being sited so that the natural vegetation on the lot screens the arrays. Due to the fact that this plan requires a variance the Committee had to deny these plans but will be recommending these plans to the Board for variance review at their July 21st Board meeting. The justification for the recommendation is due to the fact that these will be located in the best possible location on the lot with mature natural vegetation or screening. This recommendation is being made with the following stipulations:

a. Resident shall call the ECIA to verify that the height and location of the system, and off site visibility, are as per the plans, before start of construction.

b. Resident shall provide a formal screening plan showing the existing vegetation to screen the array.

3. UBL# 11808, Thomas Verschoor, 11 Lucero Road, with plans for a 10 x 12 x 8 foot tall small accessory structure. The structure will be located within 15 feet of the house, be painted to match the homes stucco color and screened with vegetation. The resident at the meeting decided to change the location of the shed to a more screened location in the north side of the home, where there was more mature vegetation for screening. As well the resident has agreed to plant a number of new evergreens for screening the structure on the west side. The Architecture Committee approved of these plans with the following stipulations:

a. Resident shall contact the ECIA with exact color of shed, before construction, to ensure that the structure shall be painted to match the color of the home.

4. UBL#21012, Walter Gilmore, 7 Enebro Place with plans and a variance request for the re-build of an old fence with anew 6 foot tall coyote fence that encroaches 4 feet into the 20 foot setback. During the meeting the resident decided to relocate the proposed location of the fence outside of the 20 foot setback and not request a variance. The Architecture Committee approved of these plans with the following stipulations:

a. Resident shall stake out the proposed fence and property line and contact the ECIA to allow the ECIA to verify that there are no setback encroachment issues.

b. Resident shall re-calculate the enclosure area of the fences, due to the reduction of the fences size and communicate this enclosure square footage to the ECIA.

5. **UBL # 21718, Suzanne and Kim Shakespeare Jones, 6 Gavilan Road** with revised plans for a two car large accessory garage structure that will not require a variance. These plans are the result of a variance denial request in May. The garage will match the color and design of the home and with no issues the Architecture Committee approved of these plans with the following stipulations:

- a. All exterior lights shall be downward shielded.
- b. Resident shall be required to build the new garage, before enclosing the existing garage space, so that there is a functional garage on the lot, as required under the Covenants.
- c. Stucco of new garage to match the color of the home.

6. **UBL# 14907, Colleen Boyles, 3 Gaviota Road**, with plans for a 12' x 8' x 8 ft. tall small accessory structure. The structure will be painted to match the color of the home and will be screened with existing vegetation as well as 3 planted conifer trees. The Architecture Committee approved of these plans with the following stipulations:

- a. Structure shall be painted to match the color of the home.

7. **UBL#11718, 3 Birla Court, Richard Mahlum**, with plans for building a flagstone walkway and 40 inch tall CMU wall that will be stuccoed to match the home. There are no gates. With no issues of encroachment or enclosure space the Architecture Committee approved of these plans with the following stipulations:

- a. Wall shall be painted or stuccoed to match the color of the home.

8. **UBL#30232, Bon Turnbough, 4 Eldorado Circle**, with plans to add another 6 foot tall cedar slat fence with an additional 450 sq. ft. of enclosure space to the lot. With no issues of encroachment or enclosure space the Architecture Committee approved of these plans with the following stipulations:

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

Other Business:

1. The Committee discussed the issues of the new setback requirements at the County level and voted to ask Mark to write something for the web site and Vistas on these new requirements. As well it was pointed out that a link to the new County Sustainable Code should be included.

2. Katherine Mortimer, Chair, pointed out that these new County setback requirements were the result of the code finally being written by the county.

2. Board Liaison, Pam Henline, asked that the Committee re-submit the updated Guidelines working drafts for Brenda for consideration by the Board at the July meeting and Mark agreed to take care of this.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

Submitted By:

Mark Young, Staff Liaison _____ Date:
