

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of June 23rd, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday June 23rd, 2015 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: Co-Chair, David McDonald, Dana Atkins, Casey Cronin and Steve Taratula. Board Liaison, Pam Henline and Staff member Mark Young were also present.

RESIDENTS:

There were 6 residents attending the meeting.

OLD BUSINESS:

1. UBL # 32227, James Smock, 114 Verano Loop, with a variance request to allow his steel post fence around his ponding area that exceeds over 4000 square feet of enclosure space on his lot. (The resident is requesting to have a total of 5075 sq. ft. on enclosure space on his lot.) Mr. Smock came without the needed plan revisions and the Committee again reiterated the need for him to come back to the ECIA with plans to reduce the size of the fence to no more than 2400 enclosed square feet so that a variance will not be required for the new fence. The committee urged him to have this to the ECIA no later than July 10th to meet the deadline for the July 14th Architecture Meeting.

NEW PLANS FOR REVIEW:

2. UBL # 15803, Peter Smith, 6 Ladera Road, with plans for approval of an existing 4 foot tall wood post and wire dog fence that had been built without ECIA approval. The size of the enclosure area is 1568 sq. ft. With no issues of compliance the Architecture Committee approved of this fence as built.

3. UBL # 12912, John and Diane McCarthy, 17 Cerrado Loop with plans to repair and change their block stucco wall that is falling down at their home, which was built without ECIA approval more than 10 years ago. The enclosure space created by this wall is 2288 sq. ft. with a total of 3324 sq. ft. of enclosure on lot overall. The Architecture Committee approved of this wall with the stipulation as follows:

- a. Resident shall ensure that the color of the new wall matches the color of the home.

4. UBL # 32213, Beatrice Davis, 86 Verano Loop, with variance request to allow for her shed that was approved by the ECIA in 1993, to remain on the lot with a 5 foot encroachment into the 20 foot setback. The Architecture Committee is recommending approval of this variance request to the ECIA Board due to the fact that this structure has been in this location since 1993, well over 20 years, is well screened by vegetation on the lot and this site was recommended by the ECIA in a 1993 site visit. The

committee also voted to recommend to the future buyer of the property that some maintenance be performed on this structure as it was in need of some work.

5. UBL # 11902, Yolanda Roybal, 12 Fortuna Road with plans for a 4 foot tall new courtyard wall made of latillas as well as rock pilasters, and with a metal gate. The total enclosure space on the lot will be 935 sq. ft. Existing enclosure on the lot of 2863 sq. ft. for total proposed enclosure on lot of 3978 sq. ft. The Architecture Committee approved of this system with the stipulation as follows:

- a. Resident shall ensure that the color of the new wall matches the color of the home.
- b. Resident shall submit a revised formal plan design for the metal gate that matches the style of gate that was shown (on his phone) to the committee at the meeting. Upon receipt of this fence plan the ECIA will be able to approve of these plans.

6. UBL # 34819, Austin Buff and Christa Stephens, 20 Caliente Road with plans for a 4 foot tall cedar fence for pet enclosure. Size of enclosure space of 1000 sq. ft. The Architecture Committee approved of this fence with the following stipulations:

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

7. UBL #21402, Dan and Nancy Porter, 2 Aula Court, with plans for a four foot tall wood post and wire fence using 2" x 4" welded steel wire and 2 wood gates. Total new enclosure space to be 2000 sq. ft. Existing enclosure on lot of 761 sq. ft. for a grand total of 2761 sq. ft. of enclosure on the lot. The Architecture Committee approved of this fence with no stipulations:

8. UBL # 14936, Laura Zirulnik, 78 Herrada Road, with plans for two enclosed fenced enclosure area. One with 4 foot tall coyote fencing and with 1884 sq. ft. of enclosure and one enclosure with a 5 foot tall latilla coyote fence with Block stucco pilasters with an enclosure of 826 sq. ft. Total proposed enclosure on the lot of 2710 sq. ft. The Architecture Committee approved of this system with the stipulations as follows:

- a. Resident shall contact the ECIA, before installation of fence, to ensure that the 20 foot setback is being respected
- b. Stucco Pilasters shall match the stucco color of the home
- c. Stringers shall be on the inside of the fence.

9. Resident Dave Carrell, of 1 Encantado Circle, came to discuss the feasibility of changing his current roof from a flat roof to a metal one with pitch. The committee reviewed other pitched roofs in the area with him and discussed what would be required, under the covenants and Eldorado Guidelines, to make such a plan approvable by the committee. Mr. Carrell will work on a plan and come back to the committee at a later date.

10. CCR, Mark Young, reported that the NM State Division of Water Rights will be conducting a site visit to the ponding area at 114 Verano Loop sometime after July 1st, to determine if it meets the states requirements for water catchment systems. They will report their findings back to the ECIA.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

6/23/15