

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of June 27, 2017**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, June 27<sup>th</sup>, 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: Acting Chair-Steve Taratula, Casey Cronin, 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 6 residents attending the meeting and two guests.

**Consent Agenda Approvals:**

<b><u>UBL#</u></b>	<b><u>Address:</u></b>	<b><u>Resident</u></b>	<b><u>Nature of Project:</u></b>	<b><u>Details:</u></b>
35013	2 Esquina Road	Ken Giles	Re-Paint Home	Compliant color like Pueblo
21509	4 Vista Grande Court	Ken Whitney	Restucco Home	Compliant color Alamo
32625	1 Conchas Loop	Jan Pietrezak	2 new windows	Compliant style window
15517	12 Bonito Road	Robin Davidson	Shade Sail	Compliant color tan
32611	44 Verano Loop	Charles Driskell	Restucco Home	Compliant color Ginger root
11429	45 Azul Loop	David Pastor	White Roof	Inspection showed no visibility
35318	21 Avila Rd	Joan Lamarque	White Roof	Inspection showed limited visibility with st added
13405	13 Mimosa Rd	Michael Fitzpatrick	White Roof	Inspection showed limited visibility with st added

**NEW PLANS FOR REVIEW:**

1. **UBL#22217, Stephen and Jennifer Garcia, 12 Esquila Road**, with a variance request to allow for a fence to be built inside the 20 foot setback of the lot. The Committee could not approve of this variance as it is outside of their purview, and they are in need of further measurements from the resident in order to further review these plans. The resident agreed to come up with the needed measurements and the Committee tabled these plans pending the resubmission of plans by the resident.
2. **UBL #22315, Jurgen Antmann, 16 Herrada Road**, with a variance request to allow for structures to remain inside the 20 foot setback that were built many years ago. 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 following justifications: The

existing shed and fence were built in 1992 and since there has been no active enforcement of this pending encroachment, these structures are essentially grandfathered in the 1<sup>st</sup> 10 foot of the setback. The Committee recommends the variance request for the shed and fence, up to the 10 foot setback line, but does not recommend a variance for any portion of the fence or shed that is within the 10 foot utility and drainage easement. Additionally, the current owner and any future owners of this property shall be made aware that should a utility require access to this easement, they may be required to remove these structure their own expense. These variance requests will be heard by the ECIA Board at their July 19<sup>th</sup> Board Working Session at 6 PM

3. **UBL #20201, Robert Macke, 11 Gualdo Road**, with plans to reduce his fence on his lot. With no issues of compliance this plan was approved with no stipulations:
4. **UBL#34605, Alice Kane. 5 Duende Road**, with plans for a rustic 12 ft. x 8 ft. x 7 foot tall wood Ramada. With no compliance issues this plan was approved with no stipulations:
5. **UBL # 30609, Levi Valencia, 16 Altura Road**, with plans for a 13ft x 22ft. carport to be added to garage. Roof to be brown tan propanel. Due to the fact that there was not adequate details on the roof/fascia area designs, the Committee tabled these plans pending the resident re-submission of a more detailed plan.
6. **UBL #22902, Kim Bannerman, 6 Lobo Lane**, with plans for a low profile roof mount PV System that is 2.76 kW in size. There will be a total of 8 panels and the system will be lower that the parapet so neighbor notification was not required. With no issues of compliance this plan was approved with the following stipulations:
  7. Resident shall contact ECIA at time of installation to ensure that the panel angles and heights are as approved.
7. **UBL # 22410, Bonnie Lochner, 22 Reno Place**, with plans for a low profile roof mount PV System that is 1.92 kW in size. There will be a total of 6 panels and the system will be lower that the parapet so neighbor notification was not required. With no issues of compliance this plan was approved with the following stipulations:
  8. Resident shall contact ECIA at time of installation to ensure that the panel angles and heights are as approved.
8. **UBL #30706, Kim Crickard, 13 Descanso Road**, with plans for a low profile roof mount PV System that is 3.84 kW in size. There will be a total of 12 panels and the system will be lower that the parapet so neighbor notification was not required. With no issues of compliance this plan was approved with the following stipulations:
  9. Resident shall contact ECIA at time of installation to ensure that the panel angles and heights are as approved.
9. **UBL # 12323, Bill and Rene Zelder, 4 Encantado Place**, with plans for an addition to be built onto an existing structure and connecting with a block stucco wall. The windows and doors are to match the original home. With no issues of compliance this plan was approved with the following stipulations:
  10. Stucco color to match home.
  11. Any exterior lighting shall be downward shielded.
10. **UBL # 10809, Emma Fountain, 37 Camerada Road**, with plans to build a 16 foot long cedar slat fence to screen a boat on the lot. Due to the fact that there would be inadequate screening from the roadside for the boat and trailer, the committee disapproved of this plan and is asking for the resident to come back with a revised plan that would include some kind of fence, gate, or other screening method for the roadside.

11. **UBL #31714, Cheryl Gentch, 2 Ortiz Lane**, with plans for a new Master Bath Addition and Garage Addition. The windows and doors are to match the original home. Color of stucco to match home. With no issues of compliance this plan was approved with the following stipulations:
  12. Stucco color to match home.
  13. Any exterior lighting shall be downward shielded.
12. **UBL #14619, Anthony Gomez, 52 Herrada Road**, with plans and variance request to allow for an 8 x 10 foot small accessory structure to be more than 15 feet from the home. 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 this being a well screened and logical site for the structure. This recommendation is being made with the following stipulations:
  13. Color of structure to match the color of home.
  14. Color of roof shall match the color of the walls of principal dwelling shall be of a color similar to the approved ECIA stucco colors, or of a color that blends in with the surrounding environment.

**Other Business:**

1. Update on earth berms outreach: Mark reported that he had had any luck to date with finding a local landscape architect to present a seminar on earth berm designs for those residents with unfinished earth berms. He will continue working on this.
2. David McDonald reported that he continues to work on a 5 year report that summarizes the types of variances that are requested, in order to make the variance approval process more efficient.
3. Discussion on the updating of the Solar Application Procedures Document was tabled due to the late hour and will be discussed at a future meeting.

**FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 9:45 PM

Submitted By:

Mark Young, Staff Representative