

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of June 28, 2016 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, June 28th, 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, Co-Chair David McDonald, Casey Cronin, Gary Moran, Steve Taratula, Robert Miller, Board Liaison Pam Henline, and Staff Liaison, Mark Young. A quorum was established for this meeting.

**Announcements:**

1. Mark Young announced that the meeting was being recorded.

**RESIDENTS:**

There were 10 residents attending the meeting.

**OLD BUSINESS:**

There was no old business.

**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>
23105	1 Laguna Lane	Lois Frank	Restucco	Compliant color Abiquiu
35309	17 Avila Road	William Parnell	Restucco	Compliant color Adobe Brown
16007	14 Tarro Road	Stephen Stowell	Restucco	Compliant color
20903	4 Asta Terrace	Terry Northway	Restucco	Complaint Color Buckskin
34901	19 Lauro Road	Peter Wester	Restucco	Compliant color Café Au Lait
16204	6 Sabroso Court	Cate Goedert	New Window	Replacing existing window with same to match the style of other windows in home.
13810	33 Domingo Road	Henry Day	Revised Wall Plans	Resident modified the shape of wall and gates but still totally compliant in design.

June 28, 2016

## **NEW PLANS FOR REVIEW:**

1.) **UBL # 34605, Patrick and Alice Kane, 5 Duende Road**, with plans for an 8 ft x 10 ft. x 7 feet tall small accessory structure and wood post and wire fence enclosing 922 square feet. The shed structure will be screened by the exiting vegetation on the lot and resident will plant an additional tree for screening. With no issues of excessive enclosure space on the lot (with the addition of this fenced enclosure area) and a compliant style shed matching the color of the home, the Committee voted unanimously to approve of these plans with the following stipulations:

- a. Color of shed shall match the color of the home.
- b. Metal roof should be tan in a non-reflective finish.
- c. Resident shall plant at least one tree for screening the shed.
- d. Resident shall contact the ECIA to verify the distance to the property line, before any construction begins.

2. **UBL#11602, Paul Wilkstrom, 24 Camerada Road**, with a request for review of an existing structure on his lot that is not made of compliant materials. The structure is made of adobe, wood and other materials and has been on the lot for over 12 years. The CCR noted this non-compliant structure and the resident is requesting approval to keep it on the lot as a play structure. The Architecture Committee reviewed the structure and decided that a site visit would be required on July 7<sup>th</sup> at 5:30 PM to see the style of construction of this structure and make further decisions on whether this should be considered a small accessory structure or play structure.

3. **UBL# 30111, Arthur Waskey, 2 Bosque Loop**, with plans for the construction of hot tub and privacy screening fence made of coyote fencing. The coyote fence will be up to 6 feet tall in place and vary in height due to the change in elevation and screening needs and is compliant materials and running length and location. The Architecture Committee approved of these plans with the following stipulations:

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

4. **UBL#35510, Dominic Geraci, 2 Jacinto Court**, with plans for the modification of an existing 6 foot tall wood post and wire fence to bring it into compliance. The enclosure space of the new fence will be 500 square feet and the existing enclosure on the lot is 2200 sq. ft. for a total enclosure on lot of 2700. 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.

5. **UBL #15104, Ray Nichols, 18 Estacada Road**, with a request for approval of an existing 144 sq. foot screened porch structure on his lot that had never received ECIA approval. The structure is not within any setbacks and is close to the home. The Architecture Committee approved of these plans as a screened in Ramada like structure with no stipulations.

6. **UBL# 20507, Mike Schneider and Mary Uhl, 10 Fonda Court** with plans for a new home addition of total of 778 square feet. The addition includes a new garage, master bedroom and courtyard wall and will be of compliant design and will match the color of the home. The Architecture Committee approved of these plans with the following stipulations:

June 28, 2016

- a. Structure shall be painted to match the color of the home.
- b. Exterior lighting shall be downward shielded.

7. **UBL#13609, Elaine Perea, 6 Domingo Court**, with plans for building two wood fences at her home with a total enclosure space of 1330 sq. ft. One of the fences will be of cedar slat construction and the other of redwood. The cedar slat (west side) one will be for RV screening and will be 8 feet tall. The East side – redwood one will be 6 feet tall. 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 each of these fences.
- b. West side fence can be up to 8 feet tall.
- c. Resident shall stake out the project and contact the ECIA, before construction begins, to have the ECIA verify that the 20 foot setback is being respected.

8. **UBL#16009, Eric and Lorena Saltmarsh, 18 Tarro Road**, with plans to build an attached cat enclosure area which will be made of wood and heavy gauge 2" x 4" metal wire. The roof will be tan metal and match the other metal roof areas on the house. There will also be a tan metal door on this structure. They also have plans to add corbels to the existing vigas on the home. With no issues the Architecture Committee approved of these plans, due to this being non-attached to the home and technically not a permanent structure with the following stipulations:

- a. Metal wire of pet enclosure structure and posts shall be painted to match the stucco color of the home.
- b. Corbels to be stained to match existing stain on vigas.
- c. Metal roofing to be tan, of low reflective value, and match the existing metal roofing on the home.

### **Other Business:**

1. The Committee discussed the issue of whether they felt that rope lights or holiday string lights are acceptable under our Covenants and Guidelines to be used year round as accent lighting. It was decided that they should only be allowed during the Winter Holiday season and that, since they are not downward shielded, the ECIA should not allow them as accent or landscape lighting, unless they were well hidden and not visible from the road or to neighbors. They felt that it would be appropriate to modify the Guidelines, which are currently under review, to clarify that such string or rope lights are only acceptable during the winter holiday season. Mark agreed to forward this information to the Board for their discussion at the July Board Meeting.
2. The Committee next discussed whether a section should be added to the Guidelines to further define what kinds of holiday lighting should be allowed and all agreed that they did not want to define what kinds of decorations were acceptable, but rather to provide for a timeline as to when such decorations should be allowed. The following wording was recommended: ***"Winter Holiday lights and decorations shall not be put up before November 15<sup>th</sup> and taken down by the following January 31<sup>st</sup>. All other holiday decorations shall be removed no later than 14 days from the date of the respective holiday."*** It was not decided exactly where this wording should go but a section could be added to the Guidelines for Holiday Decorations.
3. Discussion arose next on the matter of whether the ECIA should require Residents to submit plans for new exterior lights to the ECIA and, if complaint, added to consent agenda. A motion was made by David McDonald and seconded by Gary Moran that the ECIA should not require residents to come to the ECIA for approval of new lighting and rather the ECIA should continue their current policy of advising residents, on a case by case basis, of what styles of exterior lights are acceptable, as well as educating the community on our lighting requirements via vista articles and Committee outreach. This motion was unanimously approved by the Committee.

4. The committee lastly reviewed photos of Tee Pee under construction at 4 Moya Loop to determine if this requires AC approval or not. Due to the fact that there is not a permanent foundation, and rather a decking on cement blocks, the Committee agreed that this structure was not a permanent structure and did not require Architecture Committee Approval.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

Submitted By:

Mark Young, Staff Liaison \_\_\_\_\_ Date: \_\_\_\_\_