

**Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting of June 9<sup>th</sup>, 2015**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday June 9<sup>th</sup>, 201 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: Chair Katherine Mortimer, Co-Chair, David McDonald, Dana Atkins, Casey Cronin, Gary Moran and Nina Harrison Board Liaison, Pam Henline and Staff member Mark Young were also present.

**RESIDENTS:**

There were 12 residents attending the meeting in addition to representatives from Consolidated Solar Technologies and Positive Energy.

**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. (He resdietn is requesting to have a total of 5075 sq. ft. on enclosure space on his lot.) He has agreed to hide the steel posts with wood posts but want to maintain this fence for safety reasons. Due to the fact that there are still; unanswered questions from the State of NM Water Rights Department (concerning whether this ponding area is legal or not), the Committee is recommending disapproval of this variance request. As well the committee is asking that the resident reduce the size of the fence to reduce the overall enclosure space, so that this matter will not be a variance request, and come back to the Committee with revised plans. Board Liaison, Pam Henline, made it clear that even if this plan was not a variance request that she would not sign off as the Board representative and wants this matter to be reviewed by the full Board.

**NEW PLANS FOR REVIEW:**

**2. UBL # 120K, Jon and Jennifer Frederickson, 2 Avenida de Compadres,** with plans for a 4.587kW, 14 panel roof mount solar PV system in 6 arrays at a low angle ballast mount of 10 degrees. The system will not be visible over the parapets. With no issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved angle and height off the roof.

**3. UBL # 22141, Alvin and Merry Converse, 11 Herrada Court,** with plans for a15 panel, 4.905kW Roof Mount Solar PV system in 6 arrays and at a 30 degree angle. Maximum height over the parapet

will be 1 foot 10 inches. With limited issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved angle and height off the roof.

**4. UBL # 15616, George Greer and Requa Tolbert, 1 Casa Del Oro Way,** with plans for a 7 Panel, 1.750 kW Roof Mount Solar PV system in 1 array and at a 30 degree angle. Maximum height over the parapet will be 1 foot 8 inches. With limited issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved angle and height off the roof.

**5. UBL # 16505, Bill and Kirsten Rushing, 9 Isidro Road,** with plans for a 14 panel, 5.0 kW, ground based array only 7 feet from the house and no variance required. The maximum height off the ground to be 6 ft. 3 inches. With limited issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved location and angle on the ground.

**6. UBL # 35102, Van Herbert, 3 Esquina Road,** with plans for an 8 foot tall coyote screening fence for RV screening. Fence to be 608 sq. ft. of enclosure space with an existing enclosure on the lot of 2237 sq. ft. for a total enclosure proposed of 3925 sq. ft. The Architecture Committee approved of this system with the following stipulations:

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

**7. UBL # 13816 Jeff and Lana Straight, 21 Domingo Road,** with plans for a coyote screening fence and garden trellis archway. The Architecture Committee approved of this system with the following stipulations:

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

**8. UBL # 31417, Desire Mays, 31 Valencia Loop,** with plans for a 3.36kW, 12 panel roof mount solar PV system in 4 arrays at a low angle ballast mount of 10 degrees. The system will not be visible over the parapets. With no issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved angle and height off the roof.

**9. UBL# 11705, Keith Grover, 11 Camerada Road,** with plans for a 5.04 kW, 18 panel roof mount solar PV system in 3 arrays at a low angle ballast mount of 10 degrees. The system will not be visible over the parapets. With no issues of visibility to the neighbors the Architecture Committee approved of this system with the stipulation as follows:

a. Resident shall contact the ECIA, before installation of the panels to ensure that they are at the approved angle and height off the roof.

**10. UBL# 16511, Neil Heighberger, 26 Quedo Road,** with a request to allow his project, which was approved at the May 26<sup>th</sup> meeting, to not start within the required 60 day window, due to the resident waiting for a new panel that was not yet available. He is asking for a 90 day window to start the project. The Architecture Committee approved of this extension request.

**11. UBL # 12601, Larry Knighten, 2 Casa Del Oro Place** with plans for front portal over a new front door and replacement of all windows in home and studio with compliant new ones. This project had been started without prior ECIA approval and this is the result of letters sent to the resident by the ECIA. The Architecture Committee approved of this system with the following stipulations:

- a. Stucco on portal and around windows shall match the color of the home.

**12. UBL # 13020, Beryl Ward, 6 Cerrado Court,** with plans for a wood post and wire dog fence at 6 feet tall. There will be 2 gates of the same construction. Total new proposed enclosure space of 1625 enclosed sq. ft. with existing enclosure on lot of 1960 = Total proposed enclosure on lot = 3585 sq. ft. The wire will be a 2" x 4" grid and of a complaint design. The Architecture Committee approved of this fence plan with the following stipulation:

- a. Gates shall be of wood or of wood and wire design.
- b. Resident shall provide a detailed example of the gate design to the ECIA to confirm it is compliant.

**13. UBL # 33413, Elizabeth Reed, 21 Moya Loop,** with plans for a 1400 sq. ft. coyote fence that will hide her non-compliant cat fence on her lot. The fence will be 6 feet tall and there are no planned gates for this fence. The existing enclosure space on the lot from an existing Coyote fence is 2286 for a grand total of proposed enclosure space of 3686 sq. ft. on the lot. The Architecture Committee approved of this fence plan with the following stipulation:

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

**14. UBL # 30821, Penny Johnson, 35 Cuesta Road,** with plans for an 8 foot tall Coyote RV screening fence to screen their RV on the lot. The length of the fence will be 40 feet long. Due to their being no encroachment issues the Architecture Committee approved of this fence plan with the following stipulation:

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

FINAL ORDER OF BUSINESS:  
There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

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