

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of July 12th, 2016 DRAFT 1**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, July 12th, 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, 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 8 residents attending the meeting.

OLD BUSINESS:

There was no Old Business

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
31515	4 Valencia Court	Ray McCurdy	Restucco	Compliant Color Pueblo
14735	8 Estambre Court	Jay Crutcher	Restucco south walls to match rest of house	Compliant Color Buckskin
32713	7 Conchas Court	Ed Moreno	Restucco	Compliant color similar to El Rey Suede
14903	11 Gaviota Road	Ruth Weick	Restucco	Compliant Color Peanut
15102	23 Estambre Road	Joseph Nespor	Restucco	Compliant color Sto Adobe Brown
33815	25 Chusco Road	Ronald Gole	New Windows	To match existing compliant ones
34714	15 Juego Road	Joel Pearson	Restucco	Compliant Color

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NEW PLANS FOR REVIEW:

1.) UBL # 16001, Paul and Judith Christini, 2 Tarro Road, with plans for a new coyote fence that will be 6 feet tall and enclose 2400 square feet. There are two planned gates of the same construction. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Stringers to be on the inside of the fence.
- b. Resident shall contact the ECIA to verify the distance to the property line before construction begins.

2. UBL# 14306, Thomas Phillips and Carol Wendler, 2 Jornada Way, with plans for a 1.65k DC low profile roof mount P of 13 inches. The parapet heights are 13" as well. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Resident shall contact the ECIA at the time of installation to ensure that the system is being installed as approved.

3. UBL# 11805, Eduardo Krasilovsky, 17 Lucero Road, with plans for the following projects:

1. Garden Tool Shed/Addition to existing greenhouse. 2. Small Ramada 3. 4' x 10' pergola 4. A 15 foot long overhang. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Metal roofing shall match the color of the existing roofing and shall be of a low reflective value.
- b. Polycarbonate on greenhouse extension should match the existing polycarbonate material on greenhouse in terms of color and finish.

4. UBL#11622, Julie Rose, 2 Lucero Road, with fence gate area plans to reduce her existing enclosure area on lot by 40 sq. feet to allow her to add a new 49 sq. ft. wood post and wire enclosure area for dog containment. **(The required reduction is due to the fact that at the current time the resident has 3988 sq. ft of enclosure area on the lot.)** With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Resident shall contact the ECIA to verify distance to the road and to confirm that the fenced enclosure area was deduced in size.

5. UBL #14211, Greg and Michele Hoehne, 4 Jornada Court, with plans to restucco the Home the Compliant color Sto-Adobe, as well as plans for raising current height of CMU wall to 6 feet and 8 feet at entry area and adding new wood doors. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Stucco color shall match the color of the home.

6. UBL# 20301, Jonas and Susan Aylward, 31 Fonda Road, with a variance request to allow for a new wood post and wire fence that was built without ECIA approval and encroaches 13 feet into the 50 foot roadside setback. The fence was built along an existing retaining wall that also encroached into this setback but never received ECIA approval. Due to the fact that the Architecture Committee cannot approve of variance, they had to deny the request. As well, due to the fact that there is not a valid justification for having the fence inside the 50 foot setback, they cannot recommend approval to the ECIA Board for review at the July 21st BOD meeting.

7. **UBL# 15211, Kimberly MacLoud, 47 Herrada Road**, with plans for a 4 foot tall wood slat fence that encloses 550 sq. feet of new enclosure space. The fence will match the existing fences on the lot and with this fence the total proposed enclosure area on the lot will be 2042 sq. Ft. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Stringers to be on the inside of the fence.
- b. New fence to be painted to match the color of the other fences on lot.

8. **UBL#34405, Claire Conlon and Richard Owens, 19 Palacio Road**, with plans to install a 4' x 6' x 6' tall shed. It will be located in the existing fenced enclosure area and no further screening would be required. With no compliance issues the Architecture Committee approved of these plans with the stipulations as follows:

- a. Color of shed and roof shall match the color of the home's stucco color.

9. **UBL # 12323, Bill and Rene Zender, 4 Encantado Place**, withdrew their plans for review at this meeting.

10. **UBL# 15601, Amy Siegel, 97 Herrada Road**, with plans for a 8' x 10' Ramada of solid wood construction. The Ramada will be 8 ft. 4 inches tall. With no compliance issues the Architecture Committee approved of these plans with no stipulations.

11. **UBL# 13908, Jim Wilson, 40 Balsa Road**, with plans for am 8' x 12' Ramada that will be 8 feet 4 inches tall and of solid wood construction. With no compliance issues the Architecture Committee approved of these plans with no stipulations.

Other Business:

1. The Committee discussed the fact that some residents are using the very bright white silicone roofs on their homes and when this is visible to neighbors can be very bright. Due to the fact that there is a more earth toned colored material that residents can use, all members agreed that this should become a requirement in the updated guidelines.

2. Board Liaison, Pam Henline, brought up the issue of the spiral staircase on Herrada Road where a variance had been requested and tabled by the Board in March of this year. Pam stated that after further discussions on this matter, she felt that the Architecture Committee could have approved of the existing stairs due to the fact that while it was a non-complaint architectural feature, it was well less than 20% of the home's elevation and as such should have not required a variance. This is detailed under Section 4 of the guidelines that allows for minor architectural elements to be used in a home if they do not exceed 20% of the length of the façade. The Committee felt that this was a fair and reasonable approach to take in this matter and they voted unanimously to approve of these plans under this interpretation of the guidelines.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

July 12, 2016

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

July 12, 2016