

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of July 14th, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday July 14th, 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: Chair Katherine Mortimer, Dana Atkins, Casey Cronin and Steve Taratula. Board Liaison, Pam Henline and Staff member Mark Young were also present.

RESIDENTS:

There were 8 residents attending the meeting.

OLD BUSINESS:

1. **UBL # 32227, James Smock, 114 Verano Loop**, with a request to allow for a reduction in his currently non complaint steel post fence around his ponding area down to a size of 2400 square feet of enclosure space on his lot. (With existing other enclosure of 1575 sq. ft. this will not require a variance.) Due to this fence plan being of a complaint design and size the committee voted to approve of this fence. Board Liaison, Pam Henline, however, would not sign the approval on Behalf of the Board due to the fact that a state inspection is still pending on July 23rd by the NM Water Rights Division, and the fact that she wanted the ECIA Board to review this matter as well. The result is that this is an approval contingent upon the State approving of the ponding area and the Board reviewing this matter at the August Board meeting.

NEW PLANS FOR REVIEW:

2. **UBL # 34418, Robert Egemeier and Jane Crowley, 12 Melado Drive**, with plans for approval of an a 10 panel roof mount solar PV system in 2 arrays. Arrays at a 10 degree angle and direct mount to roof with a visibility over the parapets of 18 inches. With no issues of compliance the Architecture Committee approved of this system with the stipulation that the resident shall contact the ECIA to confirm the panel height over parapet before final installation.

3. **UBL # 31610, Michael and Laura Patronis, 4 Monte Alto Court**, with plans for an all wood Ramada/Portal with a flat roof of tar paper and rat and gravel construction. Size is 14 L x 16 W x 9 ½ ft. tall. Due to a lack of detailed plans for this project the Architecture Committee voted to table this project pending more detailed plans by the resident

4. UBL # 13205, Suzanne Gonzales, 10 Mimosa Road, with plans for an attached pergola. Size of planned pergola is 62 feet 10 inches long, 12 feet deep and 9 ft. 4 inches tall. Construction of all wood. Roof not of solid design but with open beam construction. Total square footage of pergola is 699 sq. ft. The Architecture Committee approved of this plan with no stipulations.

5. UBL # 20615, Peter Sciarretta, 4 Dovela Court with plans for a 6 foot tall Rastra block wall and coyote latilla fence. The total enclosure space on the lot will be 3056 sq. ft. There are no other existing enclosures on the lot. Two gates are to be of wood construction. The Architecture Committee approved of these plans with the stipulations as follows:

- a. Resident shall ensure that the color of the new wall matches the color of the home.
- b. Coyote fence portion shall have the stringers on the inside of the fence.

6. UBL # 34602, Jamie Lynn Blotter, 11 Duende Road, with plans for a 6 foot tall cedar slat fence for pet enclosure. Size of enclosure space to be 1600 sq. ft. There is no other enclosure on the lot. The Architecture Committee approved of this fence with the following stipulations:

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

7. UBL # 23202, David Bass and John Scott, 11 Reno Road, with plans for a concrete block stucco wall at 40 inches tall. Stucco color planned to be Abiquiu to match the house color. The plan also calls for two gates of wood construction. Total new enclosure space to be 887 sq. ft. No other existing enclosure on lot. Also resident has plans to re-stucco the entire home with color Sto Abiquiu. The Architecture Committee approved of this wall and restucco plan with the following stipulations:

- a) Wall Stucco color to match house color.
- b) Resident to provide details of the 2 wooden gates construction to confirm that they will be complaint.

8. UBL # 10104, Michael and Shirley Knarr, 47 Encantado Loop, with plans for an attached bedroom extension addition of 390 sq. ft. Height of addition to be 13 ft.8 inches tall and no taller than the primary home. Designed to match style of existing home with parapets and matching windows and doors. Color to match house of Sto Acabelo. The Architecture Committee has approved of these plans as presented with the stipulation as follows:

- a) Color of stucco on addition shall match homes color.
- b) All exterior lighting to be downward shielded.
- c) Downspouts on canales to match stucco color of home.
- d) Resident shall contact the ECIA, before construction begins, to confirm the distance to the property line.

9. UBL# 32610, Joshua and Amber Bright, 46 Verano Loop, with plans for a 4 foot tall wood post and wire fence for pet enclosure. Metal to be 2" x 4" welded wire pattern. Size of enclosure space to be 3290 sq. ft. There is no other enclosure on the lot. One gate of same construction. The Architecture Committee approved of this wall with the following stipulation:

- a. Resident shall stake out the fence location and contact the ECIA, before construction, so that the distance of 24 feet to the property line can be verified.

10. **UBL # 31418, Holly Purcell Callin, 29 Valencia Loop**, with plans for a 6 foot tall cedar slat screening fence to screen an RV on the lot. Size of enclosure space to be 375 sq. Ft. There is also existing enclosure on the lot of 2600 sq. ft. for total opposed enclosure space of 2975 sq. ft. The Architecture Committee approved of this fence with the following stipulations:

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

11. **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 on July 23rd to determine if it meets the states requirements for water catchment systems. They will report their findings back to the ECIA.

12.). **CCR, Mark Young**, asked for the Committee's opinion on a resin storage structure on a lot in Eldorado that was not within the courtyard of the home and in the rear of the lot encroaching into the 20 foot setback. The Committee agreed that this structure qualified as a permanent structure and should be moved to within the courtyard area of the home and screened from neighbors.

13.) The committee discussed the need to schedule the next Architecture Guidelines review meeting and it was decided that Mark would send out a meeting request to all members to come up with the best possible date.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:10 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

7/14/15