

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of July 26th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, July 26th, 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: Co-Chair David McDonald, Gary Moran, Steve Taratula, 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 was 1 resident attending the meeting as well as a guest.

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> |
|--------------------|------------------------|------------------------|----------------------------------|--|
| 22501 | 31 Chapala Road | Christel Stracke | Repair of existing concrete pads | Adding flagstone to the walkway |
| 35302 | 3 Avila Road | Joan Van Wyke | New Windows | To match windows currently in home |
| 22504 | 27 Chapala Road | John Paul | Restucco home | Using compliant color like El Rey Casa |
| 15212 | 49 Herrada Road | Ellen Rotoosh | New Windows | Of compliant design |

NEW PLANS FOR REVIEW:

- 1.) **UBL # 14015, Sue Shiver, 2 Balsa Court**, with plans for an 8 foot tall coyote screening fence and an 8 foot tall coyote gate to screen the RV on her lot. With no issues of compliance the Committee approved of this plan with the following stipulations:

- a. Stringers are to be located on the inside of the fence.

2. **UBL# 31307, Carol Horigan 10 Mariano Road**, with plans for a 442 sq. foot attached studio addition to match the existing home. Also planned is a stucco wall addition with 710 square feet of

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enclosure space. With existing enclosure on the lot of 2622 sq. ft. there is no issue of exceeding the 4000 sq. ft of enclosure space rule. With no issues of compliance the Committee approved of this plan with the following stipulations:

- a. Stucco on addition and wall to match the stucco color of the home.
- b. Exterior lighting shall be downward shielded.

3. **UBL# 35101, James and Celese Baca, 1 Esquina Road**, with plans for an 8 ft x 12 ft. small accessory structure at 7 ft. 10 inches tall. There is a variance requested due to the structure being proposed at 30 feet from the home. The resident feels that this is the best screened location on the lot and that the fact that there are mature trees and a septic system in the way, this is the most logical location for the structure. The Architecture Committee could not approve of this variance request as it is out of their purview to approve variances, but are recommending approval of the variance request to the ECIA Board with the justification that the proposed location on the lot is the most logical and well screened and other sites are not feasible due to existing septic system, plumbing and location of mature trees and landscaping on the lot. This is being recommended with the following stipulations:

- a. Shed shall be painted to match the color of the home.
- b. Roof shall be brown or match the color of the home.

4. **UBL#34004, Gatis Cirutis, 3 Avalon Place**, with plans to add a 3500 sq. foot cedar slat fenced enclosure area. The fence will be 6 feet tall. With existing exposure on the lot, this will max out the allowed enclosure at 4000 sq. ft. With no issues of compliance the Committee approved of this plan with the following stipulations:

- a. Stringers are to be located on the inside of the fence
- b. Resident to stake out the new fence and contact the ECIA, before construction begins, for verification of size and square footage.

5. **UBL #20612, Lisa Smith. 10 Dovela Road**, with plans to add a new all wood portal on the rear of her house. The total length will be 32 feet long and have propanel roofing with two skylights. The color of the propanel will be red. The Committee approved of this portal with the stipulations as follows:

- a. Pro panel roof on portal shall be of an approved ECIA Metal Roof color and of a low reflective value.
- b. The Committee suggests that the pro panel roof color and existing shingle color match as close as possible. They also stated that if resident decides to replace the roof on the clerestory, with pro-panel, that the Committee would approve of this change with the provision that the colors match and are of a low light reflective value.

6. **UBL 15436, Jill and Bryan Fredrickson, 16 Aventura Road**, is seeking approval for an existing small greenhouse that is on the lot. The greenhouse is only 24 sq. feet in footprint size and 6 feet tall and constructed of metal and a polycarbonate material. Due to the fact that this structure is not permanent and does not have a foundation, the Committee decided that this structure did not require ECIA approval. Also discussed was the fact that should the ECIA receive complaints about the reflectivity of the structure the ECIA may have to ask the owner to screen it in some way.

7. **UBL# 12817, Janet Rasmussen, 4 Casa Del Oro Lane**, with plans for a master bath and bedroom addition, new coyote fence and restucco with compliant color, Tumbleweed. The total fenced enclosure with the proposed new 682 sq. foot addition will be 3357 Sq. Ft. With no issues of compliance the Committee approved of this plan with the following stipulations:

- a. Stringers are to be located on the inside of the fence
- b. Stucco pilaster color shall match the color of the home's stucco.
- c. Color of frame/exterior cladding of new windows shall match the color of the existing home's windows.

8. **UBL#21004, John Baker, 3 Enebro Way**, with plans for a 1650 sq. foot addition to an existing do run made of wood post and wire construction. The resident will use 2" x 4" complaint wire in the fence and the total enclosure on the lot will be 1650 sq. ft. With no issues of compliance the Committee approved of this plan with no stipulations.

Other Business:

1. The Committee discussed the fact that David and Mark will be attending the August 1st special Board Guidelines review meeting and that the recent issues of white silicone roofs and rope/string accent exterior lighting will be addressed and any changes added to the appropriate places in this document.

2. The Committee discussed the status of the July variance request to allow for a fence to remain inside the 50 foot roadside setback and Board Liaison, Pam Henline, reported to the Committee that the Board had tabled this request and the resident is bringing back further required information to the Board for their review at the August meeting.

3. The Committee listened to a presentation from a local roof contractor of Silicone roof's regarding the energy savings of this product as well as other facts about this product. This was due to the contractor hearing of the Committees recent decision to not allow for white silicone roof's on homes, without first coming to the ECIA for review to ensure that neighbors will not be affected by the roof's brightness and reflectivity. In light of the potential for real energy savings, especially when using air conditioning in the summer, the Committee felt that it would be good idea to further review the article that Mark Young had already written for the September Vistas to ensure that they do not want to make further changes to the article. Mark agreed to send all Committee members a copy of the article and this will be further reviewed at the next AC meeting.

3. Pam Henline reported to the Committee the results of the Board open forum on Poultry of July 14th and the fact that at this time there were no further changes to the guidelines proposed at this time. She further stated that the ECIA will have to work with Santa Fe County Animal Control on any violation issues, in addition to using the Nuisance Clause of the convents to enforce any nuisances associated with poultry in Eldorado.

4. Committee member Steve Taratula shared with the Committee his concerns over a recent disturbing incident with a neighbor using a drone in his area. He will be submitting a formal written complaint to the ECIA and asked Board Liaison, Pam Henline, to have the Board address this matter. Upon receipt of the complaint, Mark Young will consult with GM, Brenda Leonard as to the appropriate course of enforcement actions in this matter. The Committee did discuss their concerns about Drones in Eldorado and hopes that the Board addresses this issue in the near future.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

Submitted By:

- Mark Young, Staff Liaison _____ Date: _____

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