

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of July 28th, 2015**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday July 28th, 2015 at 7 PM at the Community Center.

CALL TO ORDER:

Chairperson Katherine Mortimer called the meeting to order at 7:03 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair Katherine Mortimer, Dana Atkins, Casey Cronin and Steve Taratula. Board Liaison, Jeanne Calzada and Staff member Mark Young were also present.

RESIDENTS:

There were 6 residents attending the meeting as well as two representatives of Positive Energy Solar.

OLD BUSINESS:

There was no old business.

NEW PLANS FOR REVIEW:

1. UBL # 11505, Tom and Mary Ellen Donat, 10 Azul Loop, with plans for an attached two car garage at 400 sq. in size. Design to match existing home. The Architecture Committee voted to approve of these plans with the following stipulations:

- a. Color of stucco to match home's stucco color.
- b. All exterior lighting shall be downward shielded.
- c. Resident shall call the ECIA to verify the distance to the road to ensure the 50 foot roadside setback is being respected.
- d. Resident shall bring in the garage door design to the ECIA to verify that it is of a consistent architectural design for the home.

2. UBL # 10710, Tom Sansom, 48 Camerada Road, with plans for approval of a 26 panel ground mount solar PV system in 1 array. Due to the fact that the array is planned to be more than 15 feet from the house a variance is required. Additionally, due to the fact that plans for a wood screening fence encroach into the rear 20 foot setback, a variance is also required for this fence. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the August 20th Board Meeting. This recommendation is made due to the fact that the proposed location on the lot is a logical location due to the existence of mature trees and issues of shading. To have the array closer to the home would cause shading and interfere with solar gain to the array. Additionally, the fact that there will be a screening fence will screen the array from neighbors. This recommendation is being made with the stipulations as follows:

- a. Resident shall stake out the fence location and contact the ECIA, before any construction begins, to ensure that the fence does not encroach into the 10 foot utility easement.
 - b. Resident shall stain the new screening fence to match the color of the existing fence on the lot.
- These variances requests will be heard by the ECIA Board at their August 20th, 2015 Board meeting.

3. UBL # 15610, Steve Brugger, 5 Casa Del Oro Way, with plans for a roof based solar PV system of 12 panels in 3 arrays at a 30 degree angle. As well the resident also had plans for the conversion of one bay in the existing garage to become a workshop, (leaving one functional bay in the garage) as well as plans for a new portal on the home. The portal has parapets and will match the architecture of the home. The Architecture Committee approved of these plans with the stipulations as follows:

- a. Resident shall ensure that the color of the new portal and garage wall matches the color of the home.
- b. Resident shall contact the ECIA at the time of panel installation to allow the ECIA to verify that the panels and array are as was approved.
- c. Resident shall move the panels from the high portion of the home to the lower garage area to reduce visibility of the panels to neighbors.
- d. Any exterior lighting shall be downward shielded.

4. UBL # 31429, James and Ann Kuzava, 7 Valencia Loop, with plans and a variance request to allow for a greenhouse to be located 60 feet from the home and to not be fully screened on all sides. Total square footage of greenhouse is 53 sq. feet (7.08L x 7.58W and 7.08H). The greenhouse will be nested in trees for screening and will be a green frame with polycarbonate windows. The reason for this location is that it is the most screened from neighbors and only visible from the greenbelt. The Committee voted unanimously to not recommend approval this variance request to the ECIA Board for review at the August 20th Board Meeting. The Committee is instead asking the resident to come back to the Architecture Committee with a revised plan that would pull the proposed greenhouse closer to the home and would not encroach into the setbacks. They are willing to do a site visit with the resident, should the resident want to review this matter on the lot with them.

5. UBL # 11506, James and Nadine Russell, 12 Azul Loop, with plans for an attached studio addition to match the architecture of the home. The addition will include a bathroom, office and art work space. The ECIA Architecture Committee has approved of these plans as presented with the stipulations as follows:

- a. Color of stucco to match home's stucco color.
- b. All exterior lighting shall be downward shielded.
- c. No kitchen facilities shall ever be added to the studio as this would be in violation of Article II, Section 1 of the Eldorado Covenants and Santa Fe County Land Use Ordinances for single family dwellings.

6. UBL # 12409, Ben Brown, 22 Alcalde Road, with plans to bring into compliance the following structure that was built without ECIA approval:

1. Two Wood slats screening fences, 6 feet tall and with widths of 12 feet and 4 feet. Built without approval but brought into compliance at the request of the ECIA.
2. An all wood construction Ramada. 10 ft. x 6 ft. x 8 foot tall. Built without approval and in compliance.
3. A wood post and wire dog enclosure fence at 3969 sq. feet of enclosure. This fence was built without approval and has been brought into compliance with materials but requires a variance is required due to the fact that 14 feet of the west side encroaches into the 20 foot side setback, and 4 feet into 10 foot utility easement, as it meets and existing fence that had been approved in that location.

The Architecture Committee voted unanimously to approve of the screening fences and Ramada as they were both complaint in design with the one stipulation that the resident locate the property line so that the ECIA can verify that the screening fences are at least 20 feet from it.

On a separate issue of an older non-complaint fence that is located in the 20 foot setback and the utility easement, Mark Young pointed out to the committee that this fence was approved by the ECIA back in 1992 and we were not able to go back and require the current resident to remove this fence from the setback. As well, Mark pointed out that the stone wall in front of the home was not submitted for review and approval by the ECIA but that it was compliant in nature and there were no setback or enclosure issues with this wall.

The Committee is not approving of the existing dog enclosure fence to remain 10 feet into the 20 foot setback and is requiring that the resident measure the other existing enclosure spaces on the lot, add them up and appropriately reduce the size of the dog enclosure fence so that the total enclosure spaces on the lot does not exceed 4000 square feet, as required under the Eldorado Building Restrictions. At the same time the fence should be pulled out of the 20 foot setback. Resident shall submit revised plans to the ECIA for these fence changes.

11. CCR, Mark Young, reported that the NM State Division of Water Rights had a planned 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 but they called the ECIA last week to state that this site visit had to be cancelled for some reason and was being re-scheduled. They will report their findings back to the ECIA.

12. Mark Young reported that there were now adds out for the open position on the committee.

13.) The Committee discussed the possibility of adding a link on the Eldorado website to various New Mexico Building and trade organization web sites as a way to guide residents to reputable contractors. The committee approved of this idea and asked that the Santa Fe Homebuilders website be part of this link. Mark will be communicating with our webmaster on this project.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____