

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of August 11th, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday August 11th, 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, Co-Chair David MacDonald, Casey Cronin, Gary Moran, and Steve Taratula. Board President Dag Ryen, Board Liaison Antone Forneris and Staff member Mark Young were also present.

RESIDENTS:

There were 10 residents attending the meeting

OLD BUSINESS:

1. UBL # 31610, Michael and Laura Petronis, 4 Monte Alto Court, with plans for a Ramada. Due to the fact that the resident has not provided further construction details on this Ramada, these plans were tabled once again for further details. There was a motion for the tabling by Gary Moran with a 2nd by Steve Taratula and a unanimous approval for the tabling.

NEW PLANS FOR REVIEW:

2. UBL # 32610, Megan Johnson, 46 Verano Loop, with plans for a 19 Panel roof mount solar, 5.58kW PV system. This system is to be in 2 arrays and a low profile mount. With only 10" visibility over the parapets the Architecture Committee approved of these plans with the stipulations as follows:

a. Resident shall contact the ECIA, before panel installation, to confirm the panel angle and height over the parapet are as was approved.

3. UBL # 33112, Lucy Taylor, 4 Oriente Court, with plans for a 5 foot tall wood post and wire fence. Amount of enclosure space created by the fence is planned at 1500 sq. ft. With an existing enclosure on the lot of 1500 sq. ft. the total amount on the lot would be 3000 sq. ft. The Architecture Committee approved of these plans as presented.

4. UBL # 10238, Aurelio and Percilla Roybal, 66 Encantado Loop plans and a variance request for a two 40 foot long coyote screening fences that would be 7 feet tall. This 7 foot height is required to adequately screen the neighbor's property, which is directly affecting their ability to sell their home. It should be noted that these screens have been temporarily placed on the lot pending ECIA Board

approval. The ECIA Architecture Committee voted on this variance recommendation with 3 in favor of a recommendation to the Board and two members still wanting to perform a site visit to this property, before giving their approval of this variance. Mark Young agreed to call the resident and set up a site visit for Wed, August 12th at noon at their home and Steve Taratula and Casey Cronin will attend this site visit and report back to Mark with their recommendations. Those who voted in favor of recommending approval of this variance stated that this was due to the fact that their home is on the market and they cannot sell it due to the visibility of clutter and many vehicles at a neighbor's home to the south a lot. This recommendation is beign made with the following stipulations:

- a. Stringers to be on the inside of the fence.
- b. Resident shall contact the ECIA to confirm distance to the property line before the fence is installed.

5. UBL # 30716, John Watson Jones, 113 Monte Alto Road, with plans for a coyote fence with 4000 sq. ft. of enclosure and no other enclosure on the lot. The Architecture Committee approved of these plans with the stipulations as follows:

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

6. UBL # 33109, Jerad and Ashley Rael, 3 Nido Lane, with plans for 36 foot long privacy stucco block wall with a wood gate. This wall does not create any enclosure space and will match the style of the home. It will step down from 6 foot to 4 ft. in height. The Architecture Committee approved of these plans with the stipulations as follows:

- a. Color of stucco to match home's stucco color.

7. UBL # 12914, Sarah Stoler, 2 Cerrado Road, with plans for removal of an older non-complaint fence on her lot and replacement with two coyote fences on her lot. These will be a total of 3350 sq. ft. of enclosure. One fence will be 6 foot tall and one at 3 feet. 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 confirm distance to the property line before the fence is installed.

8. UBL # 21908, Dortehea Meneely, 27 Alondra Road, with plans for a 6 foot tall coyote screening fence that is 50 feet long and being built at the edge of the 20 foot setback. 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 confirm distance to the property line before the fence is installed.

9. UBL # 12409, Ben Brown, 22 Alcalde Road, with plans for a 8 ft. x 8 ft. deck/platform. The Architecture Committee decided that this was not a permanant structure that was under their purview and that this structure could be built by the resident.

10. **UBL # 31429, Anne and James Kuzava, 7 Valencia Loop**, with a variance request to allow for a pre-built greenhouse structure to be built more than 15 feet from the home. Greenhouse is 7 ft. x 7 ft. and of polycarbonate construction. After extensive discussion the Architecture Committee decided that a site visit would be required for this variance request. CCR, Mark Young will be working with the resident to try to schedule a site visit for August 15th in the AM to review this variance request on the lot.

11. **UBL # 11004, Michael Stone and Peggy Cook, 17 Mariposa Road**, with plans for a coyote screening fence project. The wall would be 19 feet long and 5.5 ft. tall. The Architecture Committee approved of this fence with the stipulations as follows:

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

12. **UBL # 12904, Astrid Paris, 1 Cerrado Way**, with a variance requests to allow for a shed to be more than 15 feet from the home and more than 8 feet tall. These require variances due to the fact that Article II, Section 3 of the covenants requires all structures to be within 15 feet of the home. As well, Section 12 of the Eldorado Guidelines requires that all small accessory structures do not exceed 8 feet in height. The ECIA Architecture Committee is recommending approval of this variance request to the heard by the ECIA Board at their August 20th meeting. They are recommending approval due to the fact that the proposed site is well screened and it is not visible to any neighbors in this location, in part due to the existing vegetation on the lot. The stipulation attached to this recommendation is that the metal roof shall be of a non-reflective material and shall be earth toned to match the color of the homes' stucco. The resident is required to come back to the ECIA with their chosen color so that the ECIA can verify that it will be a complaint color.

13. **UBL # 14933, Bruce Cabell, 72 Herrada Road**, with plans for a 500 sq. foot building addition which would include a portal, dining room increase and a work shop. While this plan was not on the original agenda, the resident stated that they had been left at the office last week for inclusion on this agenda. In light of the fact that the resident was present the Committee did review his plans and found that they would be approvable. They voted to approve of these addition plans contingently, provided the ECIA could locate the original submission and the resident pay the required \$25.00 application fee.

14. **CCR, Mark Young**, reported that the NM State Division of Water Rights has rescheduled the site visit for August 28th to 140 Verano Loop. They will report their findings back to the ECIA.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

Mark Young, Staff Liaison Mark Young Date: 8/11/15