

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of August 22nd, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, August 22nd, 2017 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, Co-Chair Gary Moran, Casey Cronin, Steve Taratula, Nina Harrison, Jolene Petrowski, Board Liaison, Antone Forneris, and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that the meeting was being recorded.

RESIDENTS:

There were 10 residents attending the meeting and one guest.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
33002	4 Tasa Place	Rita Linder	Restucco	Close to compliant color desert rose
15101	41 Herrada Road	Gerry McCrea	Restucco	Compliant color Buckskin
31515	4 Valencia Court	Sylvia Rodriguez	Tan Silicone Roof	White was visible to one neighbor
22127	4 Herrada Way	Stan Stearns	Restucco	Compliant color buckskin

OLD BUSINESS:

1. At the ECIA Boards request, the Committee discussed the need to hold a site visit to the site to 16 Herrada Road to further review the variance request by resident Jurgen Amtmann to allow for existing encroachment of a shed and fence into the side setback. The residents were present the date chosen for the site visit was August 28th at 5:45 PM.

NEW PLANS FOR REVIEW:

2. UBL#10102, Michael Knarr, 47 Encantado Loop, with plans for a Large Accessory Structure of 624 sq. ft. The structure will match the home and use a wall as the connecting feature. Due to the fact that the structure will be more than 15 feet from the home this plan requires a variance request. The distance of the structure to the home will be 40 feet from the home, but only 9 feet to the existing detached studio on the lot. While the Committee could not approve of these plans, as it is out of their purview, they are recommending approval due to this the most logical site on the lot with natural screening. This recommendation for approval is being made with the following stipulations:

a. All exterior lighting shall be downward shielded.

3. UBL #10416, Katherine Mortimer, 31 Encantado Loop, with plans for a Ground mount solar array. (Chair Katherine Mortimer stepped down from the Committee for review of her plans and Vice Chair, Gary Moran, took over the meeting at this time. The array will be 7.37 kW in size, 36 feet long and 13ft. wide. Total max height is 7.5 feet. It will be screened by natural vegetation and the plating of two evergreen trees. With no issues of compliance these plans were approved with the following stipulations:

a. Resident shall plant at least two evergreens on the north side of array to screen the back of the array and shall water and maintain these trees to ensure adequate screening.

4. UBL # 12501, Martin Ruiz, 40 Encantado Road, with a variance request to allow for his driveway monuments to remain on his lot. These were constructed of fitted stone and require a variance due to the fact that they are located inside the 50 foot roadside setback and are 5.25 feet longer than allowed in the Eldorado Guidelines. Due to the fact that this committee cannot approve of variances, they could not approve of this variance, but are recommending approval to the Board for approval with no stipulations. The justification for this recommendation is due to the fact that there are site characteristics that ensure that the project will not be contrary to the intent of the covenants. Specifically, due to drainage and erosion issues, the monuments were built back more than 10 feet from the property line and extend further than 10 feet in length to prevent erosion of a dirt mound area.

5. UBL #14035, James Dunn, 15 Balsa Road, with plans for a 4.4kw low profile ballasted roof mount PV system. There are a total of 12 panels in 6 arrays across two parts of the home. With no visibility of the panels over the parapets these plans were approved with the following stipulations:

a. Resident shall contact the ECIA at the time of installation to ensure that that the panels are as approved.

6. UBL #31830, Thea Witt and Tom Maguire, 3 Joya Court, with plans for a lattice screen for his RV. The screen will be of a temporary nature and not secured into the ground. Vegetation will be planted on the lattice to help screen the trailer. The screen will be located partially in the utility easement area but not as a permanent structure and held in place by the L design and weighted bases. Since this technically is not a permanent structure (and without a foundation) the Committee approved of this screening plan. The clear stipulation to this plan approval being that due to a possible portion being located within the 10 foot utility easement, should a utility require access to the easement, the resident may be required to remove the screen during the period of work. A majority of the members approved of this plan with one no vote.

7. UBL # 21806, Jennifer Clement, 40 Alondra Road, with plans for a new block stucco wall at 6 feet tall max with wooden gates. Size of enclosure to be 2200 sq. ft. with existing enclosure on lot of 1350 for a proposed total of 3550 sq. ft. With no issues of compliance these plans were approved with the following stipulations:

a. Stucco Color to match the house. (Taos was the color.)

b. Stringers are to on the inside of the fence.

8. UBL #22112, Michael Cahill, 31 Gavilan Road, with plans for all new windows, restucco of entire house with compliant color Torreon and a plan for the reduction in size of the parapets by 8 inches to remove the decorative higher corners and make the parapets more even across. With no issues of compliance these plans were approved with no stipulations.

9. UBL #16004, Bill Winter, 8 Tarro Road, with plans for a studio addition with portals as well as a portal addition and new bath window. The structure will be connected to the existing garage. Color to match existing home. With no issues of compliance these plans were approved with the following stipulations:

a. Garden Screening Wall shall match stucco color of home and shall not be fully enclosed.

b. New Windows to match home.

c. All exterior lighting shall be downward shielded.

10. UBL # 22607, David Ferg, 8 Monterey Road, with plans for a kitchen and portal addition to

existing home. The structure will match the existing structure and be 750 sq. ft in size. Color to match existing home. With no issues of compliance these plans were approved with the following stipulations:

11. UBL# 22507, John and Diane Weisert, 21 Chapala Road, with plans for:

1. A 3 foot height wall to create front courtyard with gate. Color to match home.
2. Rear retaining wall
3. 5 foot tall latilla fence with stucco pilasters.
4. A rock driveway liner.

Total enclosure with the two projects is 1445 sq. ft. With no issues of compliance these plans were approved with the following stipulations:

- a. Stucco color shall match the home's stucco color and resident shall contact the ECIA with their final color choice.
- b. Stringers shall be on the inside of the fence.

Other Business:

1. The Committee briefly discussed the updated Solar Installation Procedures Document and asked that this be placed up on the website. This update was required due to changes in the 2017 Guidelines.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

Mark Young, Staff Representative