

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of August 23rd, 2016 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, August 23rd, 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: Chair Katherine Mortimer, Co-Chair David McDonald, Casey Cronin, Steve Taratula, Robert Miller, 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 were 3 residents attending the meeting as well as one guest.

**OLD BUSINESS:**

There was no Old Business

**Consent Agenda Approvals:**

<b><u>UBL#</u></b>	<b><u>Address:</u></b>	<b><u>Resident</u></b>	<b><u>Nature of Project:</u></b>	<b><u>Details:</u></b>
35504	David McCaffrey	7 Avila Road	New Windows	Of Compliant Design
11912	Yolanda Roybal	12 Fortuna Road	Stucco wall that was previously approved	Re-submission of project that was approved in 2015. No changes.
31624	Brad Whorton	12 Monte Alto Place	Re-roof	ECIA allowing only tan and no white
22144	Michel Rohrbacher	12 Herrada Court	Restucco	Compliant Color Dryvit 139 Adobe Accent – very close to Sto Adobe
				Due to issues with exceeding 4000 sq. ft. enclosure on original plans, applicant modified plans to add a complaint portal connecting feature which was approved by Board Liaison and Committee chair
31823	Allen Vallei	71 Moya Road	Addition Project Change	
14721	Anthony Rickets	40 Estambre Road	17 New Windows	Of compliant design for home.
35313	Wendell Barnett	7 Avila Court	Restucco	Compliant color Mojave

**NEW PLANS FOR REVIEW:**

August 23<sup>rd</sup>, 2016

**1.) UBL# 21719, Elizabeth Glenn, 4 Gavilan Road, with plans for a mount PV system.** With no issues of compliance this plan was approved unanimously with no stipulations.

**2. UBL# 22606, Nolan Zisman, 10 Monterey Road,** with plans for a 2100 sq. ft. enclosure fence of latillas with stone pilasters. No other enclosure on the lot. Latillas to be 4 foot tall and a gate will be of the same construction. With no issues of compliance this plan was approved unanimously with the following stipulations.

a. Stringers shall be on the inside of fence.

b. Resident is required to bring in a drawing or illustration of what the stone pilasters, before any construction begins, so that the ECIA can verify that these structures are of a complaint design. This is due to their not being adequate information in the original plans.

**3. UBL# 32401, Paul Reindorf, 7 Verano Drive,** with a request for approval of an existing 70 foot tall HAM radio tower on his lot that has been on the lot since 1981, but the owner did not received ECIA approval at the time. The ECIA Architecture Committee has approved of this existing tower due to the fact that the tower was built 35 years ago and has been in existence for 24 years. Facts that justify the approval of this tower are as follows:

- Due to the fact that the Eldorado Covenants, that were effect at the time of the structure being built (in 1981), gave the authority for structure approvals when over 18 feet in height to the Architecture Committee, the committee has the power to make this approval.
- They also pointed out the fact that since Mr. Reindorf has the required FCC licensure, and the La Canada Wireless Association equipment on the tower is in compliance with all FCC regulations, this tower is meeting all required FCC regulations.
- The committee also pointed out that this tower is also used by the local internet utility "La Canada Wireless" for transmissions and is acting as a public utility for the benefit of the community.

**4. UBL# 33905, Mary and Daryl Coley, 8 Avalon Road,** with plans for a 8 ft. x 21 ft. portal at a height of 10 ft. 2 inches. The portal will match the existing structure in terms of design and stucco color. With no issues of compliance this plan was approved unanimously with the following stipulations.

a. Any exterior lighting shall be downward shielded.

**5. UBL # 12903, Mary Chavez, 5 Cerrado Loop,** with plans to build a 6 foot tall, 18 ft. long coyote screening fence to screen an above ground water cistern. With no issues of compliance this plan was approved unanimously with the following stipulations.

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

**6. UBL# 15404, Bob Hilgendorf, 7 Bonito Road,** with plans and variance request for a new home of norther New Mexico Styling and asking for a variance to allow for a 6:12 roof pitch, which is not allowed in the Eldorado Guidelines for Norther New Mexico style homes. Due to the fact that the lower pitch roof allows for the home to not exceed 18 feet, and the appearance is consistent with historic NM styles, the Committee is recommending approval of this variance request with the following stipulations:

a. Resident shall provide the ECIA with revised plans, showing the revised pitch, as well as heights and elevations, prior to the ECIA Board meeting.

b. Resident shall not begin construction until the home and property lines are staked out and ECIA has had the opportunity to verify that the setbacks are being respected.

c. All lights shall be downward shielded.

d. Metal roof color should be Pewter Gray and shall be of an LRV of 40 or less and resident shall provide a sample of this material to the ECIA to verify that it is compliant in color.

7. **UBL# 21004, 3 Enebro Way, John Baker**, with plans for a 98 sq. foot lap pool on his lot and hidden behind existing fencing. With no issues of compliance this plan was approved unanimously with no stipulations.

8. **UBL# 30109, John King, 8 Bosque Loop**, with plans for a 2170 sq. foot enclosure block stucco wall with wood gate to replace the previously existing coyote fence which was removed from the lot. With no issues of compliance this plan was approved unanimously with the following stipulations.

a. Wall stucco color shall match the color of the home.

### **Other Business:**

1. Board Liaison, Pam Henline, reported that the Board had approved all but the last two sections of the proposed guideline revision and since there were no significant changes to these sections the Board will likely post the side x side comparison of the Current and proposed guidelines on the website for review for a certain time and then host at least one open forum for public comment, sometime this fall.

2. The Committee discussed the old business issue of a variance request to allow for a fence to encroach into the 50 foot setback at 31 Fonda Road. The Board has asked that the committee do a site visit to the lot to see what other options might be open to the resident to avoid the need for the existing encroachment, while still providing for security. The committee voted to each do independent drive by's of the lot on Saturday 8/27 and the resident will be notified in advance of these drive by's to ensure there are no issues. This will be discussed again at the 9/13 AC meeting.

### **FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 9:00PM

Submitted By:

Mark Young, Staff Liaison \_\_\_\_\_ Date: \_\_\_\_\_

August 23<sup>rd</sup>, 2016