

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of August 25th, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday August 25th, 2015 at 7 PM at the Community Center.

CALL TO ORDER:

Chairperson Katherine Mortimer called the meeting to order at 7:02 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair Katherine Mortimer, Co-Chair David MacDonald, Casey Cronin, Gary Moran, Dana Atkins, and Steve Taratula. Board Liaison Antone Forneris and Staff member Mark Young were also present.

RESIDENTS:

There were 12 residents attending the meeting

OLD BUSINESS:

1. UBL # 31610, Michael and Laura Petronis, 4 Monte Alto Court, with plans for a Ramada. Due to this being of a complaint design and location the Architecture Committee approved of these plans with the stipulations as follows:

- a. Any exterior lighting added shall be downward shielded.

2. UBL #10238, Aurelio Roybal, 66 Encantado Loop, with revised plans for allow for two 6 foot tall coyote screening fences that were temporality constructed on the lot. This re-submission was due to the fact that a variance request for a 7 foot fence had been denied by the ECIA board at their August 20th Board meeting. Due to all other aspects of these two fences being in compliance this plan as approved as built with stipulations as follows:

- a. Stringers shall be on the inside of the fence.
- b. Current fence shall be brought down to 6 feet in height.

NEW PLANS FOR REVIEW:

3. UBL # 10901, Robert Cameron, 1 Mariposa Road, with plans for a change in the attachment of the existing coyote fence to the home and plans for an extension to the existing cedar slat screening fence on the lot of 8 feet in length. The Architecture Committee approved of these plans with the stipulations as follows:

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

4. UBL # 15305, Gregory Petrovic, 35 Aventura Road, with plans for a new attached garage to the home. The garage will match the color of the home and will be connected with an enclosed hallway link. The windows and doors and overall style will match the original home. The ECIA Architecture Committee has approved of these plans as presented with the stipulation as follows:

- a. Color of stucco shall match the color of the home.
- b. All exterior lighting shall be downward shielded.
- c. Resident shall call the ECIA to verify the distance to the property before construction begins.
- d. Any changes to the existing garage are required to come before the ECIA for review before any work is performed.

5. UBL# 10301, Dave Carrell, 1 Encantado Circle, with plans to install a shade structure over the new patio area he is constructing. This would be of latilla construction and attached to the home. Resident also had plans to build a 25 foot long, 8 foot tall coyote screening fence to screen the RV and UT on the lot. Due to the fact that this has to encroach into the 20 foot side setback, this will require a variance. The Architecture Committee was able to approve of the shade structure and will be conducting a site visit on August 27th to review this variance request with the resident.

6. UBL # 10704, John Wilson and Apolonio Dominguez, 56 Camerada Loop, with plans for construction of a 48 foot long, and 8 foot tall cedar slat fence to screen his RV, so that he does not have to cover it. Additionally the resident plans to add 2 feet to his existing 6 foot gate on the south end to screen his RV to the south. The Architecture Committee approved of these plans with the stipulations as follows:

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

7. UBL # 16408, Nina Rangel, 4 Isidro Road, with plans to remodel one bay of her existing 3 bay garage into an art and hobby studio. The one bay will have Pella French Doors and downward shielded lights. The Committee approved of these plans with the following stipulations:

- a. Color of stucco shall match the color of the home.
- b. Resident shall maintain the remaining 2 car garage as a functional garage.
- c. Exterior lighting shall be downward shielded.

8. UBL # UBL #14719, Richard Beers, 36 Estambre Road, with plans for a new master bath addition with wall bump out to allow for addition of hot tub in courtyard. Square footage from bump out of 50 sq. ft. to make existing enclosure on lot at 3960 sq. ft. total. The ECIA Architecture Committee has approved of these plans as presented with the stipulation as follows:

- a. Wall modifications shall match the color and style of the existing wall.
- b. Any exterior lighting shall be downward shielded.

9. UBL # 14115, Lee and Mary Anne Onstott, 66 Avenida de Compadres, with plans for a new 320 sq. foot detached studio with 15 foot long fence as connector. With porch area with metal roof. Style of studio to match home. The ECIA Architecture Committee has approved of these plans as presented with the stipulation as follows:

- a. Stingers shall be on the on the inside.
- b. Porch roof shall be of compliant color Carlsbad Canyon.
- c. This studio shall never have a kitchen added as that would make this a non-complaint structure.

10. UBL # 14107, Jeffrey and Debra Meyer, 7 Balsa Road, with plans for 2300 gallon above ground cistern being painted to match the homes' stucco color along with associated down spouts. Also plans for 6 foot tall wood slat fence to screen the cistern. The ECIA Architecture Committee has approved of these plans as presented with the stipulation as follows:

- a. Stingers shall be on the on the inside.

11. The Architecture Committee reported that they had met on Friday August 21st to do a site visit at 7 Valencia Loop regarding the placement of a greenhouse structure more than 15 feet from the home. The result of the site visit was that the Committee was able to locate an agreeable spot on the lot within 15 feet of the home, so that a variance will not be required. The resident will be coming back to the ECIA for re-review of these plans at the September 8th Architecture Meeting.

12. The Architecture Committee discussed the option of having the CCR send copies of all the scanned plans to committee members, in advance of the meetings, so that members would have time to review the plans before the meeting and come back to Mark Young with any comments or questions. The result of this discussion was that some members did not have time to review all the submissions but CCR will send scans to the Board Liaison and a few others at this time.

14. CCR, Mark Young, reported that the NM State Division of Water Rights has rescheduled the site visit for August 28th at 10:30 AM to 140 Verano Loop and all members are welcome to attend.

15. Resident Ann MacMillan spoke to the committee at length about her concerns over the installation of ground based solar arrays in Eldorado and feels that they are visual disturbance and scar on the landscape. She further asked the committee to place a moratorium on the installation of further ground based arrays. The committee responded to her that they did not have the authority to place a moratorium on the installation of ground based arrays and that the Board should be releasing the results of the Solar Working Group findings to the community later this year to residents.

16. Resident Astrid Paris spoke to the Committee concerning their disappointment with the denial of their variance at the August 20th Board meeting and the fact that they were most disappointed with the way that the Board turned the Architecture Committee's recommendation for approval into a motion for denial. They also stated that they felt that the Board did not even give the residents a chance to discuss the matter before casing a vote to deny the variance. They further stated that they felt that the Board had a decision already in mind before the actual meeting and that they refused to listen to their comments about their specific variance request. They further more asked the committee to work towards including taller small accessory structures in the next revision of the guidelines. The committee then spent some time working with the resident to try to come up with a solution to the shed height matter and it was pointed out that having a more detailed illustration showing the grade, and proposed structure relationship, would be beneficial in the next submission. The discussion ended with Board

Liaison, Antonio Forneris agreeing to do a site visit to their lot to work with them to come up with a solution.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____