

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of August 8th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, August 8th, 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, David McDonald, 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 7 residents attending the meeting and one guest.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
35107	15 Esquina Rd	Cisi Carron	Concrete Aprons	Approved as no compliance issues.
30521	7 Altura Rd.	Gabrielle Viethen	New Windows and 2 new sliders	Approved as all of compliant design
32404	10 Floresta Drive	Anna Huerta	Restucco	Compliant Color Fawn

NEW PLANS FOR REVIEW:

1. UBL#22146, Karen Young, 2 Herrada Court, with re-vised plans to modify the existing carport that was built without ECAI approval. This involved adding corbels to the structure to help it to match the style of the home. These plans were approved with the following stipulations:

- a. Color of corbels shall be stained to match other wood of the Carport.

2. UBL # 34005, Gwen Sperling, 1 Avalon Place with plans to expand their existing coyote fence by 2300 feet to a new enclosure amount of 3510 sq. ft. the fence will be 6 feet tall. These plans were approved with the following stipulations:

- a. Stringers to be on the inside of the fence.
- b. Resident shall contact the ECIA before starting project to ensure that the setbacks are being respected.

3. UBL # 22202, Gregory Warren, 4 Demora Court, with plans for 32 Module, low profile, roof mount solar PV system with no visibility of the panels over most of the parapets, but with 3 inches visible over one of the arrays. There was general opposition any visibility of solar arrays by one neighbor but due to the fact that there was only 3 inches of visibility, this plan was approved. This project was approved with the following stipulations:

- a. Resident shall contact the ECIA before starting project to ensure that the system is as approved.

4. UBL #13008, Eduardo Debruyn, 37 Cerrado Loop, with plans for a ground based solar array. The array is to be 7.2 kW and have 2 arrays of 20 panels each for a total of 40 panels. The maximum height of each of the arrays will be 6'6" tall and 17'6" long. This project was approved with the following stipulations:

a. Resident shall contact the ECIA before starting project to ensure that the system is as approved.

5. UBL # 11809, Terri and Rick Saxon, 9 Lucero Road, with plans for a wood split rail fence with complaint 2" x 4" wire. The total amount of square footage will be 796 sq. ft. Existing enclosure on lot is 3060 sq. ft. for total enclosure on lot of 3856 sq. ft. The fence will be 4 feet tall with a wood gate. These plans were approved with the following stipulations:

a. Gate supports to be on the inside of the fence.

6. UBL #12104, Findley, 41 Encantado Road, with plans for a new 879 sq. foot garage which will require a variance due to the size exceeding 800 sq. ft. as per the Guidelines. The structure will match the current homes design and will have a wall as a connecting feature. While the committee could not approve of this plan, as variances are out of the purview of this committee, the committee is recommending approval of this variance request due to the fact that there are characteristics of the site that ensure that the approval will not be contrary to the intent of the covenants. Additionally the committee feels that the size requested is a reasonable size for a 3 car garage. Stipulations attached to this recommendation are:

a. The resident shall contact the ECIA before construction begins to ensure that the setbacks are respected.

b. Any new lighting on addition should be downward shielded.

7. UBL #34606, James Tate, 3 Duende Road, with plans to replace the current shingled roof with a new metal roof in color Patina Green. These plans were approved with the following stipulations:

a. Metal shall be of low reflectivity

8. UBL #33206, Randal Engle, 12 Moya Loop, with plans for 128 sq. ft. coyote fencing to screen a water cistern. Total enclosure is 128 sq. ft with existing enclosure of 1500 sq. ft for a total enclosure proposed on lot of 1628 sq. ft. These plans were approved with the following stipulations:

a. Stringers to be on the inside of the fence

9. UBL #13003, Nancy Neskauskas, 27 Cerrado Loop, with plans for a new portal on the north side of the home. It will have a brown roof to match the existing roof on the home. These plans were approved with the following stipulations:

a. Minimum size of wood posts to be 8" x 8".

b. Should have a fascia Board on front edge below roof edge.

10. UBL =# 12212, Rudy Ulibarri, 20 Encantado Road, with plans for a new garage at 784 sq. ft. The garage will match the stucco color and style of the home. These plans were approved with the following stipulations:

a. Any exterior lighting on addition should be downward shielded.

11. UBL # 30209, Peter Bond, 15 Bosque Loop, with plans for an al wood arbor at 160 sq. ft in size and 8 ft 3" tall. The structure will be located inside a fenced enclosure. These plans were approved with the following stipulations:

a. Fencing shall not exceed 6 feet tall and stringers shall be on the inside.

Other Business:

1. Board liaison, David McDonald, reported that he had completed his variance summery review and would make this available to the Board and Committee for their review.

2. Staff representative reported that member Robert Miller had stepped down from the Committee that we would have to be looking for a replacement for his position.

3. Staff representative asked that Committee members review the Solar Applications Procedures Document that he had sent to members to that we can get it approved and on the website.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By:

Mark Young, Staff Representative