

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of August 9th, 2016 DRAFT 2

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, August 9th, 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, Gary Moran, Steve Taratula, 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 6 residents attending the meeting as well as a guest.

OLD BUSINESS:

There was no Old Business

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
010616	40 Camerada Road	Holland Smith	Restucco and removal of two windows	Using Compliant color Paloma
10906	20 Garbosa Road	Linda Bienenfeld	Restucco	Compliant color Sto Pueblo
10616	40 Camerada Road	Holland Smith	Restucco	Compliant color Torreon
20529	6 Fonda Way	Alan Cuddy	Restucco	Compliant color Sto Alamo
15929	6 Antigua Court	Boni Facio	Restucco	Compliant color Navajo White - Very similar to El Rey Bamboo Complaint color Buckskin with compliant color Bamboo under overhangs. Approved by Katherine and Pam.
15912	4 Ladera Place	Sarah Hurst	Restucco	Complaint Double hung design and will match color of windows in home currently
406	5 Raudo Road	Judy Bishow	6 New Windows	
21712	4 Frasco Court	Gail MacQuesten	Restucco	Compliant color Pueblo

August 9th, 2016

NEW PLANS FOR REVIEW:

- 1.) **UBL# 33503, John Shepard, 24 Chusco Road**, with plans to renovate an existing fence by replacing bad boards, cutting down the fence to 42" tall and removing picket tops and adding a rail to the top. The Committee approved of this request with the following stipulations:
 - a. Stringers to be on the inside of fence.

2. **UBL#21841, Ken Wolverton, 14 Gavilan Road**, with plans to build a 14 foot long cedar slat gate, at 8 feet tall for RV screening. With no issues of compliance the Committee approved of this request with the following stipulations:
 - a. Stringers to be on the inside of fence

3. **UBL# 21423, Tim Wampler, 16 Enebro Road**, with plans to add a 120 sq. ft. small accessory structure at 8 feet tall. The resident is asking for a variance to allow for the structure to be located 37 feet from the home due to their being location outside of fence with adequate natural vegetative screening. The color of the shed will match the home. While the committee could not approve of this variance, due to the fact that the approval of variances is outside of their purview, they are recommending approval of the variance to the ECIA Board. The justification for this recommendation is due to the fact that the proposed site is screened by natural vegetation and there is no feasible closer spot to locate the shed due to existing mature trees, topography and setback encroachment issues. The attached stipulations are as follows:
 - a. Shed shall be painted to match the color of the home.
 - b. Roof color shall match or be earth toned to complement to the color of the home.

4. **UBL# 22707, Charles Boxwell and Marna Zanoft**, with plans for the addition of a 630 Sq. Ft. addition to their home with an attached portal, as well as the extension of an existing portal. One of these extensions will connect to the portal as the required connection feature and the other to the existing attached studio. The Color of the project will be Suede to match the homes color. The Committee approved of this request with the following stipulations:
 - a. Any exterior lighting shall be downward shielded.

5. **UBL # 30520, Gary Glover, 9 Altura Road**, with plans for a 6 foot coyote and stucco pilaster fence at a height of 6 feet and with gates of same construction. Total enclosure space of 2000 square feet. Color of pilasters will match the color of the home in Buckskin. The Committee approved of this request with the following stipulations:
 - a. Stringers to be on the inside of fence.
 - b. Resident shall contact the ECIA, before work begins to verify distance to the property line.
 - c. Pilaster's stucco colors shall match the color of the home.

6. **UBL#20532, W. A. Schrader, 27 Fonda Road**, with plans for an 8' x 10' tuff shed to be located behind their home and screened with a 30 foot long coyote screening fence at 6 feet tall. The Committee approved of this request with the following stipulations:
 - a. Stringers to be on the inside of fence.
 - b. Shed shall be painted to match the color of the home.
 - c. Roof color shall match or complement to the color of the home.

7. **UBL# 14905, David Schultzenhofer, 7 Gaviota Road**, with plans for bring a non-compliant screening fence into compliance by the reversal of stringers and a required gap in the fence. With no issues of compliance the Committee approved of this request with the following stipulations:

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

8. **UBL#11602, Paul Wilkstrom, 24 Camerada Road**, with plans a variance request to allow for his existing small accessory structure to remain on 114 feet from the home. While the committee could not approve of this variance, due to this being out their purview, they are recommending approval with the following stipulations. The justification for this recommendation is that the structure has been on the lot for 11 years and is hidden vegetation in most directions by mature vegetation. The attached stipulations are as follows:

- a. Resident shall be required to extend treatment of stucco on all side so that the structure is made from a compliant building material.
- b. Resident is required to use stucco color tumbleweed, due to the fact that it near mature vegetation and this color will help to have the structure blend into the local environment.

9. **UBL# 21918, Dortha Meneely, 27 Alondra Road**, with plans for a 50 foot long screening fence made of coyote materials. Height to be 6 feet tall. The Committee approved of this request with the following stipulations:

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

10. **UBL # 31823, Allen Vallei, 71 Moya Road**, with plans for a new 704 sq. ft. studio/garage large accessory structure. There will be a fence as a connecting feature and the structure will match the color of and design of the home. The Committee approved of this request with the following stipulations:

- a. Stringers to be on the inside of fence.
- b. Resident shall measure and confirm the amount of enclosure space created by fences and walls to the ECIA to ensure that there is not more than 4000 sq. feet of enclosure on lot.

Other Business:

1. Co-Chair David McDonald and Staff liaison Mark Young reported on the outcome of the recent Board review of the new guidelines and stated that due to more pressing matters the Board was not able to complete the review and still has two sections left to review. Board Liaison, Pam Henline, stated that she is working with the Board to get this document fully reviewed that that progress on this revision can continue. David did also point out the Committee those additional changes that the Board had made at this meeting, including the need for residents to install all future water cistern projects below ground. The committee discussed this requirement and for many reasons was not in favor of this change.

2. The Committee further reviewed the issue of allowing White Silicone roofs on homes in Eldorado and Katherine Mortimer pointed out that there is not the "urban heat island" issues with roof reflections and heat trapping in Eldorado as there are in more urban areas. As well she pointed out that due to the fact that roof's in Eldorado have at least an R-38 for insulation that there was minimal heat gain through a roof when a no-white color was used and that the large temperature differences between a white roof, versus a light tan roof, did not translate might higher temperatures in the home. Due to this the committee agreed to continue to require any resident with a white roof request to come to the ECIA for a case by case review. Additionally they further agreed that any white silicone or other membrane roofs should be prohibited when visible to neighbors and that white roofing materials should only be used on

the horizontal roof surfaces, and with approval of the ECIA and that tan color roofs were not an issue and that tan should be used on all parapets, vertical surfaces and in canales areas. Mark agreed to clarify this in a Vista Article in September and on the web.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____