

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of September 12, 2017**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, September 12, 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, 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 10 residents attending the meeting. .

**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>
12002	9 Fortuna Road	Brian Wheeler	White Roof Coating	Site visit showed no visibility
11412	60 Avenida de Compadres	Ed Behrend	Restucco	Compliant color
22610	10 Reno Road	Linda Baine	Concrete Pad	No encroachment Issues
15915	1 Ladera Place	Thomas Shoen	Restucco	Compliant color Adobe
20901	17 Dovela Road	Fred Gerdes	Reroof with white Membrane	Site visit showed only visibility in one area and resident will paint that are tan
22314	3 Alondra Road	Carolyn Bourassa	Replacing two windows	Of Compliant design.
34714	15 Juego Road	Joel Pearson	Reroof with white Membrane	Site visit showed no visibility
20508	9 Fonda Court	Karen Yinger	Small Access Shed	Small 20 sq. ft plastic storage shed that meets all guideline requirements

**NEW PLANS FOR REVIEW:**

1. **UBL# 32914, Joseph Duda, 4 Torneo Court**, with a variance request to allow for a steel post and wire fence that was on the lot before his purchase in Additionally part of this fence and two sheds are inside the 20 foot setback and partially inside the 10 foot utility easement but never received ECIA approval or a variance. This variance recommendation is being recommended due to the fact that the date of the steel post fence construction is not known and prior to 2000 such fences were allowable. Due the fact that the fence and one of the sheds been inside the 20 foot setback since at least since 1993, the Committee is recommending approval of this request to the Board.
2. **UBL # 35604, Marcos Martin, 49 Condesa Road**, with plans to modify the existing fencing on the lot by using latillas to extend the wet side screening and replacing the existing split rail fence in with latillas. There is not change to the enclosure on the lot. This plan is being approved with the following stipulations:
3. Stringers to be on the inside of fence.

3. **UBL #13315, Carol and John Gogas, 1 Vista Grande Circle**, with plans for an attached small addition to the home that will match the style and color of the home and have parapets. Due to the fact that this falls under the addition category no screening is needed. This plan is being approved with the following stipulations:
  4. Stucco to match color of home's stucco.
4. **UBL #34701, Rocky Higginbotham, 2 Juego Court**, with plans for 52 Sq. Ft. p[ortal with Kiva Fireplace. As well there are plans for a new courtyard to enclose the portal. The color and style will match the exiting home. This plan is being approved with the following stipulations:
  5. Stucco color to match the color of the home.
  6. Any exterior lighting shall be downward shielded.
5. **UBL # 13903, Paul and Jo Power, 30 Balsa Road**, with plans to add to an existing studio to make the entire structure 800 sq. ft. The new structure will be an office/guest room. There will also be an attached portal. The color of the structure will be Buckskin and match the exiting studio and home. This plan is being approved with the following stipulations:
  6. Stucco color to match home.
  7. Any Exterior lighting shall be downward shielded
  8. This structure shall not have a kitchen at any time as this is a violation of the Eldorado Covenants.
6. **UBL#14812, Debra Henderlong, 12 Gaviota Road** with plans to add 1095 more sq. ft to an existing fenced area and adding stucco pilasters to this new fence. The fence will be 4 foot tall with no gates. With existing enclosure on lot of 572 sq. ft for new enclosure on lot of 1667 sq. ft. This plan is being approved with the following stipulations:
  7. Stringers on inside.
  8. Stucco color to match homes stucco color.
7. **UBL #10616, Linda Smith, 40 Camerada Road**, with plans for a wood post and wire 7dfence. 4 feet tall. Total enclosure of 1289 sq. ft. Gate of same construction and no issue of ensure on lot. This plan is being approved with no stipulations:
8. **UBL #13106, James and Jeannine Isom, 36 Cerrado Lop**, with plans for a cedar slat fence of 578Sq. ft. with other enclosure on lot of 3280, the proposed total enclosure on lot is 3858 sq. ft. Fence is planned at 6 feet tall with a fate of same construction. This plan is being approved with the following stipulations:
  9. Stringers on inside of fence.
  10. Resident must call the ECIA before starting fence for setback verification

**9.UBL #35508, John and Valerie Barraza, 61 Condesa Road**, with plans for a coyote fence 6 feet tall and enclosing 1500 sq. ft of enclosure space. There will be a 6 foot tall gate of the same material. Additionally there are plans for the removal of split rail fence on the lot and using this wood in other projects on the lot. This plan is being approved with the following stipulations:

- a. Stringers on inside.

10. **UBL#13511, Darlene Davis, 14 Mimosa Road**, with plans for a screen being made to screen her electrical boxes. The screen would be of horizontal wood slats. The resident was recommended to contact PNM to verify the distance that this structure should be from the wall as members believed it was 30 inches. This plan is being approved with the following stipulations:
  11. Stringers on inside.
11. **UBL # 35116, Keith Ehlert, 3 Caliente Place**, with a plan re-submission for a wood post and wire fence that will enclose 2294 sq. ft. of enclosure. Additionally he has plans for 2 screening fence pf coyote construction that will help to screen materials and a trailer on the lot. This plan is being approved with the following stipulations:
  12. Stringers on inside of coyote fence.

**Other Business:**

1. The committee reviewed the historic variances and possible new criteria for their review with Board Liaison David McDonald and made changes that they thought were applicable. Director McDonald will share this with the Board.
2. Mark Young reviewed the fact that he and Director McDonald had approved of a small portable accessory structure under the consent agenda due to the fact that it is not a permanent structure and met all the requirements laid out for such structures under Section 7.4 of the Guidelines. All agreed that this was the proper way to handle such requests as long as the requirements were met.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:35 PM

Submitted By:

Mark Young, Staff Representative