

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of September 13th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, September 13th, 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: Co-Chair David McDonald, Casey Cronin, Gary Moran, 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 7 residents attending the meeting as well as one guest.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
21304	7 Balde Road	Sharon Morris	2 new windows	Of Compliant design to match windows in the home.
14804	Jeanne Scripps	57 Estambre Road	Restucco Re-roof with White Silicone	Compliant Color Suede CC did site visit to ensure there would not be visibility to neighbors Re-approval of fence that had been approved in 2015 but never built.
31328	Janet O'Neal Heather	4 Cuesta Road 4 Monterey Road	Fence	
22609	Whittemore	81 Herrada Road	Restucco	Compliant color
15606	John Adams	Road		

OLD BUSINESS:

1. UBL # 20301, Susan Alyard, 31 Fonda Road, was supposed to have submitted a revised variance request to allow for an existing fence to remain inside the 50 foot roadside setback, but it was never received so this agenda item was tabled until we receive further plans from this resident.

NEW PLANS FOR REVIEW:

2. UBL# 34612, Mekah Gordon, 22 Juego Road, with plans for a large accessory studio addition. While the structure appeared to be of a compliant design, due to the fact that there was a number of missing details the Committee was not only able to approve of the plans contingent upon the resident providing the ECIA with a number of missing dimensions. Once these were received, Board Liaison, Pam Henline, would review the revised plans and , if all was in order, would be able to sign off on the project with the following other stipulations:

- a. Color of structure to match the color of the home.

- b. All lighting shall be downward shielded.
- c. Once approved resident shall stake out the structure and the property line and contact the ECIA, before any work was done to ensure that the setbacks are being respected
- d. This structure can never have a kitchen added as that would be a covenant and County Code Violation.

It should also be pointed out that a number of neighbors were present to speak in opposition to the plan due to their concern that this would be a home based business and that she did not have In-Home Approval by the ECIA Board. The Committee pointed out to these neighbors that this was not the purview of this committee and that any applications for home based businesses would be reviewed by the ECIA Board.

3. UBL# 35510, Dominic Geraci, 2 Jacinto Court, with a variance request to allow for an existing shed to remain 7 feet inside the 20 foot side setback. While the Committee could not approve of variances and had to deny the request, they are approving this recommendation to the ECIA Board with the following stipulations:

- a. The resident shall submit a screening plan with trees to screen this structure from the SE and SW. The justification for recommending approval of this variance request is due to this structure being built by a previous owner and the fact that the owner has been working closely with the ECIA to resolve other older violations, such as the removal of non-complaint older sheds that were built by previous owners.

4. UBL# 31017, Nancy Simmons and Laura Long, 90 Monte Alto Road, with plans for two coyote screening fences. With no issues of compliance these plans were approved with the following stipulations:

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

5. UBL# 30237, Mark Harvey, 3 Eldorado Circle, with plans for two window awnings on his home in the color tan to match the stucco color. With no issues of compliance these plans were approved with no stipulations.

6. UBL # 10616, Holland and Linda Smith, 40 Camerada Road, with plans for a modification to the front wall and adding a new door to the front area. With no issues of compliance these plans were approved with the following stipulations:

- a. Color of stucco shall match the color of the home.

7. UBL# 22606, Nolan Zisman, 10 Monterey Road, with revised plans for a stone wall enclosure area. This plan had been approved at a previous meeting but the materials were changed to only a stone wall without any latillas. There will be gates of wood construction. With no issues of compliance these plans were approved with the following stipulations:

- a. Stringers shall be on the inside of the gate.

8. UBL # 10129, Robertson Howe, 97 Encantado Loop, with plans to add a 1200 sq. foot stucco block wall enclosure area at a height of 4 feet. Gate to be wood. . As well there are plans for a new garage door from Pella of Aluminum construction. With no issues of compliance these plans were approved with the following stipulations:

- a. Stringers shall be on the inside of the gate.
- b. Color of wall to match the color of the home.

9. **UBL# 22609, Heather Whittemore, 4 Monterey Road**, with plans to add 1 foot of latillas to an existing wall to bring to a 6 foot height. With no issues of compliance these plans were approved with the following stipulations:

- a. Stringers to be on the inside of the fence portion.

10. **UBL#30201, Claudia Raphael, 31 Bosque Loop**, with plans for a 10 x 12 small accessory structure to match the color and design of the of the home with stucco walls. There is a lot of natural vegetation on the lot. With no issues of compliance these plans were approved with the following stipulations:

- a. Color of stucco shall match the color of the home.
- b. Any lighting shall be downward shielded.

11. **UBL # 22118. Daniel Riley, 5 Herrada Terrace**, with a variance request to allow for an existing 5 foot 3 inch setback back encroachment of the home from when built in 1991. While the Committee could not approve of variances and had to deny the request, they are approving this recommendation to the ECIA Board due to the following reasons:

- a. The home was not built as per the approved plans, over 25 years ago, by a previous owner. While the ECIA was aware of this encroachment in 2005, the then CCR (Charles Smith) wrote to the current owner stating that the ECIA would not take further actions in this matter, rather than working with the owner to get variance approval.

- b. The house was under contract, and although the sale has just fallen through, the resident is actively trying to sell the home and requires this matter to be resolved.

The committee feels that to not approve of this variance request for such a long standing violation would be a hardship for the current owner and recommends that the Board approve of this request.

Other Business:

1. The Committee discussed the wording for a Board Policy Motion, written by Pam Henline for the September Board meeting, concerning the prohibition of unshielded rope and string style accent exterior lighting. The committee discussed this wording at length and Co- Chair, David McDonald, will be submitting further ideas to Pam and Mark and with the goal of coming up with wording that will work for both a September Board Motion, as well as being incorporate into the ECIA Guideline revision.

2. The Committee further discussed the goal of getting the final revisions to the Guidelines up on the website for further review by the public, as soon as possible, and allow 30 days for review by the general public before an open public forum is held.

FINAL ORDER OF BUSINESS:

There was no further business and the meeting was adjourned at 9:30 PM.

The meeting was adjourned at 9:30PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____