

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of September 22nd, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday September 22nd, 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: Co-Chair David MacDonald and Steve Taratula. Board Liaison Antone Forneris and Staff member Mark Young were also present.

RESIDENTS:

There were 6 residents attending the meeting

OLD BUSINESS:

1. UBL # 30508, Bruce Schaffer, 33 Altura Road, with revised plans and a variance request for a 6.27 kW ground based solar system in 2 arrays, with 24 panels, at a height of 40 inches above grade with a variance request due to the array being 40 feet from the home. As well there are plans for a ground based Solar Thermal Heating Array of 8 panels and 8.5 feet tall and also requiring a variance due its distance from the home. After a site visit of September 10th the committee recommended to the resident that he move the systems more to the south so that there was better screening from the house and they asked resident to screen these arrays with a screening fence. While the arrays were not moved to the south in the re-submission plans the resident did submit plans for a 40 foot long coyote screening fence on the north side to screen these arrays from the north. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the October 15th Board Meeting. This recommendation is made due to the fact that the proposed location on the lot is a logical location due to the existence of mature trees and issues of shading. To have the array closer would cause shading and interfere with solar gain to the array. The fact that the resident is adding a screening fence behind the arrays will screen these arrays from neighbors to the north. This recommendation is being made with the stipulations as follows:

- a. Resident shall plant a minimum of two (2) xeric shrubs on the south side of the array so as to provide screening of the array from neighbors to the south. These plants should be of a xeric species and should be planted after installation in the areas that are most visible to neighbors to the south.
- b. Resident shall place the stringers on the inside (south side) of fence.

It should be noted that the planned system production of the proposed PV arrays will be at 118% over resident's current usage and the reason for this overage is that the resident will be adding an electric heated hot tub to the property after installation and this will use up the 18% overage.

2. UBL # 33107, Jeffrey and Sandra Sweers, 7 Nido Lane. The Committee had done a site visit on Sept. 10th to this residence and, due to its proposed location being very visible to many neighbors, those attending the site visit urged the resident to either move the ground based array more to the west and

profile roof mount system but was not able to get the revised roof top 10.1 kW solar array plans in time for this meeting so this issue will not be reviewed until the Oct. 13th Architecture Committee Meeting.

NEW PLANS FOR REVIEW:

3. UBL # 14618, Brandon Hill and Matthew Ruskey, 2 Redondo Court, with plans for adding a 1.5 foot tall coyote fence latillas on top of existing stucco block wall to bring wall to a 6 foot height. The total length of the work is 39.5 feet. With no other issues the Committee voted unanimously to approve of this roof structure with the following stipulations:

- a. Stringers to be on the inside of the coyote fence section.

4. UBL # 20205, Steve and Julie Medow, 32 Fonda Road with plans for two different enclosure fence on the lot. The 1st fence is planned to be 1000 sq. ft. of enclosure space and made of two sections of complaint dog ear fencing with the balance of fence to be wood post and wire construction. The 2nd fence area will be 300 sq. ft. of enclosure and will be of coyote latilla construction. Total amount of enclosure on lot will be 1300 sq. ft. with both fences. With no issue of enclosure space or materials this application was approved with the following stipulations:

- a. Stringers to be on the inside of the fences.
- b. Stucco color of the pilasters shall match the house stucco color of Fawn.

5. UBL# 32509, H.S. Yablon, 19 Verano Loop, with a request for retroactive approval for a total of 4 sections of 4 foot tall complaint split rail fencing in various areas on the lot. There are a total of 3- 8 foot long fences and one 16 feet long section. Total With no issues at all of enclosure space or any encroachments these fences were approved as constructed.

6. UBL # 22129, George McCaul, 13 Herrada Road, with plans for building a 100 sq. foot small accessory structure in an already enclosed fenced area. The structure will be painted to match the house and only 10 feet to the house and at a complaint height of 8 feet. With no issue of enclosure space or materials this application was approved with the following stipulations:

- a. Shed shall match the color of the house stucco.
- b. Resident is required to tighten up the gaps in the existing coyote fence so that the latillas are closer together and will better screen the shed.

7. Resident Nan McMillen spoke to the Committee about the natural beauty of Eldorado and, while she is not anti-solar, she is still concerned about the impact of ground based solar arrays on her community. She thanked the Committee for their work and asked them to continue to do their best to require screening of such arrays. Several Committee members and Board Liaison, Antoine Forneris expressed their similar concerns over the impact of ground based solar arrays and agreed to continue to do their best to make such arrays have as minimal impact on the natural beauty of Eldorado as si possible.

8. CCR, Mark Young, asked Committee members to review the current Architecture Plan Submission form as well as the Variance Request forms as these will be formatted to be active forms for inclusion on the web site o that residents can complete them on line. They did so and these forms will be submitted to Jack Arnold for his assistance in this project.

9. CCR, Mark Young asked Committee Members when the next best time would be for the next meeting to continue our work on the ECIA Guidelines review process. It was decided Mark would send out another e-mail with the date options to committee members for review.

10. Board Liaison, Antone Forneris, discussed the idea of coming up with some kind of a resident/installer solar installation handbook for Eldorado residents and solar contractors. Mark will be researching to see if any of HOAMCO's other property might already have such a document that we could review.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:30 PM

Submitted By:

Mark Young, Staff Liaison

Mark Y

Date:

9/22/15