

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of September 26, 2017**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, September 26, 2017 at 7 PM at the Community Center.

**CALL TO ORDER:** The meeting was called to order at 7:02 PM.

**DESIGNATION OF QUORUM:**

Attending the meeting were members: Chair-Katherine Mortimer, Co-Chair Gary Moran, 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 6 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>                |
|--------------------|------------------------|------------------------|----------------------------------|---------------------------------------|
| 34003              | 5 Avalon Place         | James Gillium          | Painting White under portal area | Approved                              |
| 20508              | 8 Fonda Court          | Karen Yinger           | Restucco                         | Complaint color similar to Torreon    |
| 10303              | 14 Encantado Loop      | Lonnie Lushy           | Restucco                         | Complaint color La Luz                |
| 30210              | 13 Bosque Loop         | Damon Altomare         | Restucco                         | Complaint color Sto Suede             |
| 21907              | 31 Alondra Rd          | Seth Gray              | Restucco                         | Complaint color similar to Riverstone |
| 22133              | 6 Herrada Place        | Greg Wightman          | Restucco                         | Complaint color similar to Taos       |
| 31620              | 1 Monte Alto Place     | Thomas Schalch         | New Windows                      | Of Compliant design                   |

**NEW PLANS FOR REVIEW:**

1. **UBL# 13609, Martin Perea, 5 Domingo Court**, with plans for a 120 sq. ft. small accessory structure that requires a variance due to the requested height of 9 ½ ft. tall. The structure will be screened with existing trees on the lot. Due to the fact that variance approval are out of the purview of this committee this request is being recommended to the ECIA Board for approval with the justification that the area is well screened and will not be contrary to the intent of the covenants. Additionally the resident could not find a shed of this size and under 9 feet in height.
2. **UBL # 30207. John Boyd, 19 Bosque Loop** with plans for an enclosed fence in backyard with stucco pilasters. Height of fence at 4 feet and 3400 sq. ft of enclosure. This plan was approved with the following stipulations;
  - a. Color of pilasters to match the color of the home's stucco.
  - b. Stringers to be on the inside of the fence.
3. **UBL #35107, Cisi Carreon, 15 Esquina Road**, with plans for a new 112 sq. ft. enclosure fenced area made of cedar slat fencing. The existing enclosure on the lot is 1242 sq. ft for a total enclosure proposed on lot of 1354 sq. ft. This plan was approved with the following stipulations; .
  4. Stringers to be on the inside of the fence.
4. **UBL # #33206, Randal Engle, 12 Moya Loop**, with revised plans for a fence that had been approved but was built much larger than approved and with a different compliant materials. This plan was approved with the following stipulations;

5. The stringers are on the inside of the fence.
5. **UBL#14205, Danny Danflous, 6 Jornada Loop**, with plans for a 126 sq. foot small accessory structure at 7.5 feet tall. The structure will have a tan metal roof and be 14 feet from the house. The structure will be screened with existing mature trees on the lot. This plan was approved with the following stipulations;
6. Metal Roof shall have low reflectivity.
7. Stucco to match color of home.
6. **UBL#22223, Michael Baron, 24 Esquila Road**, with request for approval of a 6 foot tall RV screening fence that had been built without ECIA approval. The fence is 24 feet long and with a 4 foot gate and is made of wood slats. Additionally there are plans for a new studio and garage detached addition to the home. These plans were approved with the following stipulations;
7. Stucco color to match home color.
8. Any exterior lighting shall be downward shielded.
9. Resident shall contact the ECIA, before construction begins, to ensure that the 50 foot setback is respected.
7. **UBL #16007, Ed Ebel and Stephen Stowel, 14 Tarro Road**, with plans for a new 6 foot tall CMU courtyard wall with stucco color to match home in color Suede, and with metal gate. This plan was approved with the following stipulations;
8. Stucco color to match home color.
9. Finish of metal gate shall be of low reflectivity.
8. **UBL #35203, Etain O'Malley, 6 Avila Road**, with plans for a small 24 sq. foot accessory structure close to the home in an area well concealed by trees. Height at 8 feet and color to match the color of home. This plan was approved with no stipulations.
9. **UBL #23108, Stephen Quesada, 5 Monterey Road**, with plans and a variance request to allow for a freestanding new garage to encroach 5 feet into the 20 foot side setback. The structure will match the design and color of the home. The committee agreed that a site visit was required and will be conducting a site visit to 5 Monterey Road to review this variance request with the resident on October 2<sup>nd</sup>.
10. **UBL#16307, Robert Bradway, 13 Sabroso Road**, with plans for some design changes to his home that was approved earlier this year and currently under construction. The proposed changes include the removal of some decorative viga tails and a window and the addition of other viga tails and 4 glass block windows. These plan changes were approved with the following stipulations;
11. Resident shall use small fixed pane windows in place of glass blocks
11. **UBL # 33828, Fernando and Carol Robles, 1 Puerto Road**, with plans for a 38 foot long masonry / stucco wall with a wood gate. Height of the wall will be 6 feet tall. These plan changes were approved with the following stipulations;
12. Color of wall to match the color of home's stucco.

#### **.Other Business:**

1. The Committee met with resident Eric (Xubi) Wilson of 35 Encantado Loop about the status of his large earth berms that are left on his lot from the recent construction project. Eric reported that he would be starting to sculpt the berms and begin plantings this fall. He reported that he would be leaving the one on the west side about the current height to act as a sound buffer for his neighbor, but that the height of the main berm would be reduced. He also would be asking his neighbors, via mail, to come to his home in the near future for a site visit to get their input as these berms.

#### **FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Representative