

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of September 27th, 2016 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, September 27th, 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, Casey Cronin, Gary Moran, 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 9 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>
15907	15 Ladera Road 5 Eldorado	Naomi Harrison	Re-Painting Home	Using Compliant color Peanut # 3065
30236	Circle	Grace Nadell	Restucco	Using compliant color Fawn
15613	6 Dulce Road	Robert Off	Restucco	Using compliant color Dry River Using white membrane on flat surfaces. CC did inspection to ensure that there is not visibility to neighbors.
31405	4 Monte Alto Way	Greg Colello	Re-Roofing	

OLD BUSINESS:

1. **UBL # 20301, Susan Aylward, 31 Fonda Road**, with a modified variance request for encroachment for a portion of an existing dog fence 4 feet into the 50 foot roadside setback. While the Architectural Committee could not approve of this plan, due to it being a variance request, they are recommending approval of this variance to the ECIA Board with the following recommendations:

a. Resident is asked to paint the gate itself to match the side support beams so that the fence is less visible.

The reason for this recommendation is due to the fact that the fence is not very visible and there is only an encroachment of 4 feet deep into the 50 foot setback, with a 16 foot running length of encroachment.

NEW PLANS FOR REVIEW:

2. **UBL # 11611, Cristopher Ray, 6 Camerada Road**, with plans and a variance request for a 9.66 kW DC ground based solar array with a variance request due to the array being greater than 15 feet from the home. The location chosen was due to the fact that this was the most screened location on the lot. While the Architectural Committee could not approve of this plan, due to it being a variance request,

they are recommending approval of this variance to the ECIA Board with no stipulations, as there is adequate natural vegetation on the lot and favorable topography to help screen the system.

3. **UBL# 33819, Bob Shirley, 2 Puerto Way**, with plans for a small accessory structure. This structure will be 128 Sw. feet and 7 feet tall and painted to match the home. The structure is being located in an area where there is ample natural screening and no screening plan was presented. Due to the fact that there was inadequate information on the plan, including distances of the shed to the home, as well as a missing screening plan, this plan was tabled due to a lack of details.
4. **UBL# 20303, Benjamin Nunez, 33 Fonda Road**, with plans for an 8 foot tall archway entrance area and a 14 foot long wall. The construction will be block stucco and match the color of home. The Committee approved of these plans with the following stipulations:
 - a. Structure shall be painted to match the home's stucco color.
 - b. Resident shall stake out the location of the wall and contact the ECIA for verification before any work begins.
5. **UBL# 21312, Jennie Fredricks, 22 Abanico Road**, with plans for 2 new window awnings in the color silica barley. The awnings are permanent and replace the older ones that were blue in color and did not originally receive ECIA approval. The Committee approved of these plans with no stipulations.
6. **UBL# 10708, Shirley Davis, 64 Camerada Loop**, with plans for a new 8' x 10' bathroom addition. The style will match her current home and there are no compliance issues. The Committee approved of these plans with the following stipulations:
 - a. Structure shall be painted to match the home's stucco color.
 - b. Windows shall match the style and color of home's windows.
7. **UBL # 31514, Dan Curley, 6 Valencia Court**, with plans and a variance request for a new portal with a metal roof, which is not in keeping with the architectural style of the home and exceeds 20% of the elevation. Due to the fact that there was not the required variance request paperwork included in the application the Architectural Committee had to deny and table these plans, pending the required forms.
8. **UBL#14933, Bruce Cebell, 72 Herrada Road**, with plans for a 60 foot long and 4 foot tall adobe wall to match the color of the home. Amount of new enclosure is 890 sq. ft. There will be one wood gate. Total enclosure with this new enclosure area on lot will be 1150 sq. ft. The Committee approved of these plans with the following stipulations:
 - a. Wall shall be painted to match the home's stucco color.
 - b. Stringers on the inside of the gate door.
9. **UBL # 15915, Brian and Alecia Holmes, 3 Ladera Road**, with plans for a cedar plank fence at a height of 6 feet tall. Total new enclosure of 2730 sq. ft. Existing enclosure on the lot of 868 for a grand total enclosure planned on the lot of 3598 sq. ft. The Committee approved of these plans with the following stipulations:
 - a. Stringers on the inside of the fence
10. **UBL#13205, Suzanne Gonzales, 10 Mimosa Road**, , with plans for a 10 x 12 accessory structure with a variance request to allow for the structure to be located more than 15 feet from the home in an area with natural vegetative screening. While the Architectural Committee could not approve of this plan, due to it being a variance request, they are recommending approval of this variance to the ECIA Board with no stipulations. Additionally the resident had plans for the re-roofing of her home with tan colored roofing foam material, which was approved by the committee.

11. UBL # 35810, Future Owner (under contract) Christopher Wolf, 40 Carissa Road, with plans for a new 6 foot tall coyote fence for dog containment. With no gates planed the new fence will enclose 3500 sq. Ft. of enclosure and a total existing enclosure of 400 will bring total on lot to 3900 sq. ft.

The Committee approved of these plans with the following stipulations:

- a. Stringers on the inside of the fence
- b. Resident shall contact the ECIA, before any work begins, to measure the project area and ensure that the setbacks are respected.
- c. This approval is contingent upon the new owner presenting a copy of the new warrantee deed to the ECIA verifying that they are the owners.

Other Business:

1. Mark Young announced that at a recent Board Meeting they have requested to do one last review of the proposed guidelines, before being posted to the website for public review.
2. Resident Heather Whittemore, who had plans approved for a wall extension on September 13th came the committee seeding approval to allow for the stringers to be on the outside of the small wall improvement to prevent her dogs form being able to climb out of the walled area. Due to the fact that the area is almost fully screened by vegetation and it is a very small height increase, the Committee agreed to allow her to place the metal stringer on the outside of the wall, provided that the stringer was a small gauge bar, painted to match the color of the latillas, and as such will not visible to neighbors.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____

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