

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of September 8, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday September 8th, 2015 at 7 PM at the Community Center.

CALL TO ORDER:

Co-Chairperson David MacDonald called the meeting to order at 7:02 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Co-Chair David MacDonald, Casey Cronin, Gary Moran and Steve Taratula. Board Liaison Antone Forneris and Staff member Mark Young were also present.

RESIDENTS:

There were 12 residents attending the meeting

OLD BUSINESS:

UBL # 10710, Tom Sansom, 48 Camerada Road, with revised ground based solar plans and two variance requests. One request is for an 8.8 kW ground based PV system in 1 array, total of 26 panels and more than 15 feet from the home. Maximum height from ground is 5' 7" and array length of 45 ft. 7 3/8" long. The second variance request is for to allow of a 6 foot tall wood screening fence around the array that exceeds 50 feet in length, which triggers the need for a variance. There are no longer any setback encroachment issues with these plans. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the September 17th 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. Additionally, the fact that there will be a screening fence will screen the array from neighbors, and to not allow the fence to be more than 50 feet in length would be contrary to the intent of the covenants as it would not adequately screen this array. This recommendation is being made with the stipulations as follows:

- a. Resident shall stake out the fence location and contact the ECIA, before any construction begins, to ensure that the fence does not encroach into the 20 foot setback. Resident shall stain the new screening fence to match the color of the existing fence on the lot.
- b. Stringers shall be on the inside of the fence.

2. UBL # 31429, Anne and James Kuzava, 7 Valencia Loop, with plans for a 7ft. x 7ft. x 7 ft. tall aluminum and polycarbonate greenhouse that is within 15 feet of the home. Due to the existing screening on the lot from existing vegetation the committee is approving of this structure. Stipulations attached to this approval are as follows:

a. Resident shall stake out the location of the proposed greenhouse and contact the ECIA, before construction begins, so that the ECIA can confirm the distance from home and from the property line.

NEW PLANS FOR REVIEW:

3. UBL # 33107, Jeffrey and Sandra Sweers, 7 Nido Lane, with plans and a variance request for a 10.1 kW ground based solar array with a variance request due to the array being 56 feet from the home. The array is 31 panels in total at a height of 7 feet tall. Ancillary equipment and exposed conduits will be painted to match the home's exterior. The resident has presented a screening plan to utilize the existing vegetation on the lot as well as excavation to the lower the profile of the array and use further new trees and scrubs and fencing to screen the array. Due to concerns about visibility of the array to his neighbors, the Committee voted to hold a site visit to further review the location of this array and this site visit will be held at 10 AM on September 10th.

4. UBL # 22609, Heather Whittemore and Joanne Juteau, 4 Monterey Road, with plans for a replacing an existing fence with a new 6 foot tall coyote and split rail fence. Total enclosure square footage of 1760. With existing enclosure on lot of 1440 sq. ft. the total proposed with this new fence will be 3200 sq. ft. With no other issues the Committee voted unanimously to approve of this fence with the following stipulations:

a. Stringers to be on the inside of the split rail fence.

5. UBL # 11311, Mark Wright Johnson, 18 Abanico Road, with plans and a variance request for a 5.886 kW ground based solar system in 2 arrays with a variance request due to the array being 140 feet from the home. The arrays are a total of 18 panels with a height of 3 ft.8 inches tall. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the September 17th 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 that fully screen this array. To have the array closer would cause shading and interfere with solar gain to the array and would not provide the screening that this site provides. . This recommendation is being made with the stipulations as follows:

a. Resident shall confirm back to the ECIA the exact distance from the arrays to Abanico Road to ensure that the 50 foot setback si being respected.

6. UBL# 10301, Dave Carrell, 1 Encantado Circle, had originally planned to come to the ECIA with plans for a screening fence to screen his Utility Trailer from the Northwest, but during a site visit the Committee provided Mr. Carrell with other options that would not require a variance, including the option of planting trees to screen the trailer. Mr. Carrell has chosen to instead plant mature trees to screen this trailer. The CCR has done a site inspection on September 2nd to verify that the trees had been planted and reported his findings with photos of the trees to the Committee. All were in agreement that the resident had taken the needed measures to screen this trailer.

7. UBL # 30508, Bruce Schaffer, 33 Altura Road, with 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 bases Solar Thermal Heating Array of 8 panels and 8.5 feet tall and also requiring a variance due its

distance from the home. Due to concerns about the visibility of these arrays to neighbors to the south, as well as the close proximity of the arrays to the neighbor to the west, the committee voted to do a site visit to this lot on Thursday, Sept. 10th at 10:30 AM.

8. UBL # 10307, Carolyn Fanning and Dave Gilbert, 5 Encantado Circle, with plans for the demolition of an older deck roofing structure and replacing it with new all wood roofing structure with a green asphalt singled roof to match the existing roof on the garage. With no other issues the Committee voted unanimously to approve of this roof structure with the following stipulations:

a Shingle color shall match the color of the existing shingles on the roof.

9. UBL # 13025, Nelson McCarty, 8 Cerrado Road, with plans for a 973 sq. foot attached addition to the home. The addition would include a Sunroom, 3rd bedroom, bathroom and utility room. The style and design of the addition shall match that of the home and there are no variances required. With no other issues the Committee voted unanimously to approve of this addition with the following stipulations:

a. Stucco color to match the color of the home.

b. Exterior lighting shall be downward shielded.

10. UBL # 13015, Greg Boucher, 51 Cerrado Loop, with plans for the rebuild of an old wood fence to a new enclosure space of 1550 sq. ft. The fence will be a 6 foot tall cedar slat fence with a gate of the same construction. With only 144 other enclosed space on the lot, enclosure space is no issue. With no other issues the Committee voted unanimously to approve of this fence with the following stipulations:

a. Stringers to be on the inside of the fence,

b. Resident shall contact the ECIA to verify the distance to the property line before construction begins.

11. CCR, Mark Young, asked Committee members if they would want to attend the September 14th ECIA Board working session to hear the Board's discussions relative to the variances that will be coming before the Board for this month's meeting. There was a fair amount of discussion concerning the way that the Board had made their decisions regarding the recent variance requests, as it was perceived by the Committee (as well as some residents) that the decision to deny had been made at the working session without providing residents a fair chance to speak on their behalf at the Board meeting. The result was that the committee will encourage residents to attend the Board Working sessions if they want to be able to discuss their requests with the Board. Additionally, in an attempt to reduce the number of variances that come before the Board the Committee will propose changes to the current guidelines (especially relative to solar array's distances from dwellings) that would help to prevent the need to ask the Board for future variances.

12. CCR, Mark Young, reminded all members of the upcoming Guidelines review special meeting on September 15th at 7 PM at the ECIA.

13. Board Liaison, Antone Forneris, asked that Mark Young look into ways to streamline the Architectural Plan Submission process using forms on the Eldorado website that could be completed on line and designed with fields that residents need to complete, so that the completed form can then be e-

Omailed to the ECIA for more efficient processing. Mark agreed to work with Jack Arnold on this project.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

9/8/15