

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of January 23rd, 2018

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, January 23rd 2018 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:03 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair -Katherine Mortimer, Steve Taratula, Larry Ward, Nina Harrison, 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 2 residents attending the meeting and one guest.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of Project:</u>	<u>Details:</u>
34705	2 Juego Court	Ingela Lemperg	Replacement of 7 new windows and 2 doors	Compliant Design
14030	4 Balsa Court	Charles Lawhun	White and tan Silicone roof	White and tan silicone roof (Tan where there is visibility to neighbors)

NEW PLANS FOR REVIEW:

1. **UBL# 3-05-08, Bruce Shaffer, 33 Altura Road**, with plans for adding 10 more ground based PV solar panels to his existing solar system. The panels will be on one array and be to the south side of the current array. Total size of the new array is 20 feet long and 49 1/8" tall. Due to the fact that this new array will be located in front of the existing arrays, and will not be a visual disturbance for the neighbors, this plan was approved with no stipulations.
2. **UBL #3-15-06, William Davis and Willi Haye, 4 Valencia Loop**, with plans for adding a 48 sq. ft. small accessory structure, behind their studio, at a height of 7 feet. Screening for shed will be provided by the resident planting 4 Chamissa behind the

shed, as shown in the site plan. The shed will be painted to match house color of adobe. Shed will be located 3 1/2 feet below grade. With no issues of compliance this plan was approved with the following stipulations:

3. Shed shall be painted to match the color of the home and if the roof is not dark brown, or is reflective, resident shall paint the roof also to match the color of the home.

Other Business:

1. The Committee further discussed the proposed new wording on the Architecture Plan Submission form requirements for new homes and Chair, Katherine Mortimer, felt that we may outstepping our authority to require a yellow sign posted for each new home, due to the fact that this is not being done for other projects, except for solar. Additionally, she pointed out to the Committee that they could also be outstepping our authority as a Committee to deny approval to a new home that has met all of the other Covenants and Guidelines requirements, should a neighbor was not happy with the siting of the home. It was decided the following would be fair and justified requirements for new home applicants:
 1. ***New home applicants shall be required to mail written notification of planned home's Architectural Committee Review (location, date and time) to adjacent neighbors, via US Mail, at least 14 days in advance of the meeting. Applicants shall also be required to provide proof of these mailings to the ECIA in advance of the Architectural Committee's review of these plans.***
 2. ***A site visit may be required for the proposed site to see what impacts there may be on adjacent neighbors.***
2. The Committee again discussed coming up with a format for the next review of the Guidelines, in order to ensure that all guidelines requirements clarify wording in the covenants, but do not conflict with or outreach beyond the covenant wording. No decisions were made other than the fact that we will likely want to break this down by section for individual members review. Mark Young agreed to also approach members who were not there to see if they wanted to take a lead in this effort.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:30 PM

Submitted By:

Mark Young, Staff Representative