

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of January 28, 2020 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday January 28<sup>th</sup>, 2020 at 7 PM at the Community Center.

**CALL TO ORDER:** The meeting was called to order at 7:05 PM.

**DESIGNATION OF QUORUM:**

Attending the meeting were members: Acting Chair Steve Taratula, Casey Cronin, Mark Hiatt, Board Liaison, Melicent D'Amore, 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 4 residents attending the meeting and one guest.

**Consent Agenda Approvals:**

<b>UBL</b>	<b>Name</b>	<b>Address</b>	<b>Project</b>	<b>Comments</b>
31611	Christopher Boyd	2 Monte Alto Ct.	Restucco	Compliant color
23103	Charli Stevens	2 Reno Road	New Windows	Complaint design
30710	Johnathan Cohen	21 Descanso Road	Shade Awning	Complaint tan color

**Old Business:**

1. **UBL# 1-16-08, Julie Baer, 5 Tarro Road**, with three variance requests, that to allow for the existing large Accessory Structure to remain on the lot. After extensive discussions about the findings of the site visit, the committee had made on January 11<sup>th</sup>, Casey Cronin moved to not recommend approval to the board and this was Seconded by Mark Hiatt and passed unanimously. The reason for the non-recommendation was due to the multiple requests for variances by the resident, that the committee felt were contrary to the intent of the Covenants, especially Article II, Section II that states that " *Large accessory buildings, such as studios and Garages, shall be located close to the dwelling house, and shall be architecturally integrated therewith. Small accessory buildings, such as storage sheds and greenhouses, shall be located so as to minimize their visual impact on the surrounding neighborhood, and shall be obscured by screening in some reasonable manner, for example by the dwelling house and/or with plantings or fencing.* This vote of non-recommendation will be sent to the Board for review at the February 17<sup>th</sup> meeting at 5 PM. The nature of the variances were to allow for a structure that was placed on the lot, without ECIA approval and was not in keeping with the architectural style of the home, with a totally different shed like style and pitched roof design and well more than the required 15 feet from the home.

**New Business**

2. **UBL # 3-45-1, Ken Fisher, 12 Duende Road**, with plans for a Coyote fence extension. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.

3. **UBL #3-08-25, Karl Wolff, 27 Cuesta Road** with plans for removing and existing rear wooden fence and adding a New Block Wall with a 8 foot tall entry way with archway. The new enclosure space will be 1800 sq. feet and the total proposed enclosure area will be 3640 sq. ft. on the lot. The resident is also extending the existing portal by 27 feet and it will match the existing portal. These plans were approved with the stipulation that the wall color shall match the color of the home.
4. **UBL# 3-41-20, Judith Wallace, 4 Puerto Court**, with plans for a Low Profile Roof Mount PV System with 3 inches of visibility of the panels over the parapets. With no issues or concerns from any neighbors, these plans were approved with no stipulations.
5. **UBL #1-30-13, Michael Brown, 47 Cerrado Loop**, with a variance request for encroachment of home 1 foot into 20 foot setback. The Committee is recommending approval of this variance request as this condition has existed for over 10 years and earlier surveys showed the home as being in compliance. Additionally, due to the existing vegetation on the lot, and the long distance to the closest neighbor, approval of this variance will not be contrary to the intent of the covenants. This will be heard by the Board at their February 17<sup>th</sup> Board Meeting.
6. **UBL#3-56-0, William Schumacher, 1 Jacinto Court**, with a variance request for new fence encroachment into 20 foot setback. Due to the fact that the home was cited only 21 ft. 7 inches from the property line, there is no way to provide for a safe fenced enclosure for their children, without some encroachment. The Committee is therefore recommending approval of this variance request to allow for fence to encroach 10 feet into the 20 foot setback. Additionally, there is some mature vegetation on that side of the home that will ensure that the fence is not as visible and less impactful on the neighbors.
7. **UBL# 3-28-02, Linda Golin-Lail, 1 Verano Way**, with plans for: enclosing a garage, restuccoing the entire home with compliant color Mesilla, Replacing all windows with single hung windows, adding a cedar slat RV screening fence, building a new portal, and enclosing a portal off bedroom. With no issues these plans were approved with the stipulation that any exterior lighting shall be downward shielded.
8. **UBK #3-02-09, Peter and Joan Bond, 15 Bosque Loop**, with plans for a 320 sq. ft. Bedroom addition that will be attached to the home. Color and style will match the color of the home. With no issues these plans were approved with the stipulation that any exterior lighting shall be downward shielded.

#### **Further Business:**

1. The committee did a tentative review of solar plans for 63 Moya Road, but due to the fact that the ECIA did not yet receive copies of the required certified mailings to neighbors, this plan will be formally reviewed at a future meeting.
2. Mark Young reported that he had spoken with the owner of the solar array on Encantado Place that had some visibility to the neighbors on Alcalde Road. The owner of the ground based array is willing to build an additional screening fence section but is asking the neighbors for their assistance in the cost of the fence. This has been forwarded to the affected neighbor and we are pending a response.
3. With only three members present it was decided to postpone the review of the application form to a later meeting when more are present but Mark will forward this document to members via e-mail.
4. The committee discussed the need for starting the 2020 Guidelines review process and it was agreed that we need to work together to ensure that the Guidelines do not overstep the Covenants, which they are meant to clarify. Additionally, At the Boards' request the Committee will add flagpole heights and regulation of banners to this review.

FINAL ORDER OF BUSINESS:  
There was no further business.

The meeting was adjourned at 8:25 PM

Submitted By:  
Mark Young, Staff Representative