

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of January 9th, 2018**

**TIME AND PLACE:** The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, January 9th 2018 at 7 PM at the Community Center.

**CALL TO ORDER:** The meeting was called to order at 7:01 PM.

**DESIGNATION OF QUORUM:** Attending the meeting were members: Co-Chair Gary Moran, Steve Taratula, Casey Cronin, Larry Ward, Nina Harrison, Jolene Petrowski, Board Liaison, David McDonald, Alternate Board Liaison, Jody Price, 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 and one guest.

**Consent Agenda Approvals:**

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of</u>
<u>Project:</u>	<u>Details:</u>		
16307	13 Sabroso Road	Robert Bradway	Extension
request	Approved to utility and state inspection delays.		
13805	54 Balsa Road	Edward	
Harrison	Restucco		Compliant color buckskin
23320	4 Torreon Pl.	Joan	
Shankin	Restucco		Compliant color Abiquiu
23320	18 Esquila Rd.	John Amos	Stucco and Metal Roof
Color	Complaint stucco color		
Taos			
	and patina green for roof		
30303	5 Ensenada Drive	Virginia	
Balenovic	Restucco		Complaint stucco color Buffalo

**NEW PLANS FOR REVIEW:**

1. **UBL# 3-53-31, Carolyn Thomas, 19 Cagua Road,** with plans for an addition to home to 335 sq. ft. Additionally there will be a new portal and an addition to the existing yard wall with a gate with total proposed enclosure to be increased by 420 sq. ft for a total of 2100 on the lot. The construction design for all projects will match the existing home. The addition will have windows and match the existing home. With no issue of compliance these plans were approved with the following stipulations:

a. Stucco color to match the color of home.

2. **UBL # 12314, Jerri Fudge, 1 Alcalde Road,** with plans for an 8 foot tall coyote fence to screen the RV on the lot. There is also a gate of the same construction on the north side planned for this RV. With no issue of compliance these plans were approved with the following stipulations:

- a. Stringers on the inside of the fence.
- b. Resident shall contact the ECIA before work begins to measure and ensure that the 50 foot roadside setback is being respected.

3. **UBL # 1-37-06, Alecia Otis, 12 Domingo Road** with plans to replace a non-compliant steel gate on her fenced enclosure with a new complaint wood gate and seeking approval for an enclosure fence that was built without ECIA approval. The total enclosure on the lot created by the fence is 3800 sq. ft. Additionally, the resident is Restuccoing with the compliant color acabado, which is similar to the approved color sand. With no issue of compliance these plans were approved with the following stipulations:

- a. Stucco color shall match the color of the home.

4. **UBL # 2-18-16, Naimi Shea, under contract for the purchase of 4 Baya Court**, with plans for adding new 4 foot tall wood post and wire fence for dog containment. The total size of the fence will be 400 sq. ft. of enclosure. The wire will be of a compliant 2" x 4" welded wire design. With no issue of compliance these plans were contingently approved with the following stipulations:

- a. This approval is contingent upon the new resident presenting a copy of the new warranty deed (or closing paperwork) on the new home purchase to the ECIA.
- b. Resident shall use 2" x 4" welded wire.

#### Other Business:

1. Three Eldorado residents attended the meeting to discuss the fact that a new home is being built at 18 Esquila Road and they are upset with the loss of views due to the homes location as well as the fact that it does not contain many of the essential elements of a Norther New Mexico home as detailed in the Eldorado Guidelines. The house does have the required pitched metal roof and it does not exceed the maximum allowable height of 18 feet, but does not have some of the other essential elements. Mark Young pointed out that the while these are essential elements of this style of home, they are not required elements as part of the review process and he showed photos of other Eldorado Homes that also do not have all the required Norther NM Elements such as longer windows, shutters, etc. The committee discussed the potential for future new homes to block views and agreed that it would make sense on all future home to change the Architectural Review Process to include the following:

- Notification of affected neighbors via mail 14 days in advance of the meeting.
- Posting of a yellow notification sign on the lot, before the meeting, to inform neighbors of the upcoming meeting.
- A required site visit by the Committee on all new homes to the proposed site to see what impacts there might be on the neighbors.

Mark Young will work on a revision to the plan submission requirements for new homes and this will be reviewed at the next meeting.

2. Mark Young pointed out that while the updated 2017 Guidelines require that earth berms are finished and not left as piles of dirt, as is the case on many lots, where the residents, after construction projects simply have left the piles and not properly landscaped them. He further pointed out that he had discussed this matter last year with the Committee and they recommended that he write a vista article during resident to remove such dirt piles or come to the ECIA with a plan to landscape them. He did write such an article for the June Vistas that discussed the new 2017 Guideline requirements but to date we have seen little to no response from redidents in trying to remove or landscape these dirt piles. Mark reported that he will be doing a more detailed Vista Article in February of 2018 on this issue and he hopes that residents will read it and take actions to clear up these dirt piles, in order to avoid possible future enforcement actions.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:25 PM

Submitted By:

Mark Young, Staff Representative