

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of October 13, 2020 DRAFT 1**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, October 13, 2020 at 3 and this meeting was held electronically via a Zoom Conference call.

CALL TO ORDER: The meeting was called to order at 3:05 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair-Katherine Mortimer, Co-Chair Gary Moran, Mark Hiatt, Casey Cronin, Larry Ward, John McDermon, 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 26 residents attending the meeting and one guest.

Consent Agenda Approvals:

UBL#	Resident:	Address:	Nature of Project:
21815	Kanah Waltman	6 Baya Court	Tan Roof and restucco
32512	Pedro Coronel	13 Verano Loop	Solar PV
30712	Christa Sherman	25 Descanso Road	restucco
16611	Steve Taratula	19 Recado Road	Repaint Compliant color

Old Business:

1. UBL# 3-54-17, Christina and Ray Moreno. 1 Elena Court, with a variance request for addition encroachment. The committee moved to recommend approval of this variance request as the resident has worked to reduce the encroachment in the setback and the resulting plans are not contrary to the intent of the covenants and work to reduce impacts on the existing natural vegetation on the lot while working around the exiting utilities on the lot.

2. UBL# 3-27-05, Larry Cohen, 3 Conchas Place, with multiple variance requests for fence Encroachment and for height and the length at over 100 feet long. The committee moved to recommend approval of this variance request as the resident has worked to reduce the encroachment in the setback. Additionally, the This variance is further justified due to the high intensity of use at 1 Conchas Place, and the fact that the fence will be imbedded in trees and will not be visible to other neighbors, and will not be contrary to the intent of the covenants.

New Business:

3. UBL# 1-66-18, Cervando Garcia, 10 Prima Vista, with plans for a New Home. These plans were approved with the stipulation that all lighting shall be downward Shielded.

4. UBL #, 1-03-0, Chris and Elaine Napp, 7 Encantado Circle, with shed plans. The Committee voted to recommend approval of this variance due to the fact that The shed will be well hidden from all neighbors, and is in a logical location next to the existing garden.

5. UBL#. 2-05-16, Angelica Vialpando, 9 Fonda Court, with plans for a Ground Mount Solar Array. These plans were approved with the stipulations as follows:

- a. Applicant to provide revised elevations showing the height of the array at no more Than 8 feet tall.
- b. Applicant shall re-notify closest neighbors of the change in the array plans.
- c. Applicant shall submit a screening plan for the array and if there is adequate natural Vegetation on the lot to screen the array, this shall be shown on a plan.
- d. Applicant shall stake out the proposed array location and the property line and communicate this to the ECIA so that they can confirm there are no setback Encroachments, before any construction begins.

6. UBL# 3 33-25-12, Pedro Coronel. 13 Verano Loop, with plans for a 7.22 KW roof mount low profile solar array. These plans were approved with the stipulation that the applicant shall contact the ECIA at the time of installation to verify that the array

is as approved and provide a revised side elevation showing the elevation of the ballasted arrays.

7. UBL # 1-59-02, Peggy Glanz, 16 Ladera Road, with request for approval for Existing White metal railing on roof and proposed white metal spiral staircase The committee voted to allow for the existing metal railings as long as the railings And the proposed spiral staircase were painted to match the color of the home's Stucco color. The reason for this approval was due to the location of features on the lot are some want hidden to the neighbors and the fact that they are a minor element of the overall homes façade.

8. UBL # 31612, Jeffrey Cross, 1 Monte Alto Lane, with plans for adding a Pergola to An existing deck. These Plans were approved with no stipulations.

9. UBL# 3-47-16, Gary Maisel, 11 Juego Road, with plans for a new Addition. These Plans were approved with the stipulation that any lighting shall be downward Shielded.

10.

Altura Road

With plans for a Wood post and wire fence. These plans were approved with the Stipulation that the ECIA shall measure the distance of the proposed fence, to the Property line, before construction begins.

11.

request for approval for a

Coyote screening fence that was built without ECIA approval. This fence was approved with no stipulations

12.

variance request for a

Shed at over 9 feet and variance required. The committee voted to deny these plans and without a recommendation of approval to the Board due to the excessive height of the

Structure of almost 12 feet in height.

13.

Covering a non-compliant

Metal fence with wood. These plans were approved with the stipulation that the wood panels shall have the stringers on the inside of the fence.

14.

a Kitchen addition.

These Plans were approved with the stipulation that any lighting shall be downward Shielded.

15.

for block stucco wall.

These plans were approved with the stipulation that the wall color shall match The color of the homes stucco.

16.

variance request to

Allow for an existing fence to encroach into the 20 foot setback. The Committee is recommending approval of this variance request as this condition has existed for over 22 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. The stipulation that should be attached to this variance is that the ECIA cannot approve of the two feet of fence that encroach into the 10 foot utility easement, and that any buyers should be aware of the fact that should a utility ever need to access this easement, they could require that the lot owner removed the fence at their own expense.

FINAL ORDER OF BUSINESS:

- 1.** *The Committee voted to move the 2nd meeting in October on the 28th at 3 PM.*

There was no further business.

The meeting was adjourned at 6:00 PM

Submitted By:

Mark Young, Staff Representative