

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of October 23rd, 2018 DRAFT 2

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, October 23rd, 2018 at 6:30 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 6:30 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair Katherine Mortimer, Co-chair Gary Moran, Casey Cronin, Steve Taratula, Larry Ward, Nina Harrison, 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 7 residents attending the meeting and 3 guests.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
31721	1 Ortiz Lane	Sandra Kassens	Restucco	Compliant color
33514	1 Amistad Place	Laura Stanziola	New Wood Gate	Of complaint design
12903	14 Ave. del Monte Alto	Diana Oliver	Restucco	Of compliant color
31507	6 Valencia Loop	Jacqueline Abell	Restucco	Of Compliant color
13923	3 Domingo Place	Joseph Razeine	Restucco	Of Compliant color

The 1st order of Business was a presentation by Santa Fe County Project Manager, Ronald Sandoval, along with Architect James Horn, and local Eldorado resident and assistant Fire Chief Glenn Saums concerning project plans for an addition to the exiting Fire Station on Avenida Vista Grande. The project is to add one larger equipment bay and storage room to the structure, that will match architecturally and color wise. They also confirmed that the lighting will be downward shielded and really will not add much traffic. While this project was not under the purview of the ECIA or this Committee, Committee members did ask some pertinent questions about lighting, and a water collection area and neighbor notifications. The County's plans are for this project to start on 2019 and it should take about 6 months to complete the project.

Old Business:

1-49-41, Peter Riggs and Ellen Papas, 3 Moya Place, with plans for a 10.35 kW Ground based solar PV array with variance request. With many residents there to make public comments about the proximity of the array to the greenbelt, it was decided that a site visit would be required on November 3rd at 1 PM and the neighbors were asked to attend, if they desired. The goal of this site visit will be to review a mockup of the array and look at its impacts on the neighbors, screening options, and possibly other sites for the array. These plans were tabled at this time pending the results of the 11/3/18 site visit.

NEW PLANS FOR REVIEW:

UBL #1-49-41, Patrick Garcia, 1 Estambre Road, with plans for a new low profile roof mount PV system. With tall parapets, 10 inches taller than the top of the arrays, there will be no visibility of the array to the neighbors. Due to the fact that there are no issues with compliance, this plan was approved with no stipulations:

UBL# 3-41-17, Kurt and Lynn Moberg, 5 Puerto Court, with plans and a variance request for a New Garage to be located 20 feet from the home, in order to save a mature Pinon tree. While variance approval are out of the purview of this Committee, the Committee agreed that this was a justified variance request as it would save a mature pinon tree and not be contrary to the intent of the covenants. This variance will be reviewed at the November 26th at 4 PM.

UBL#2-15-01, Michael Ortiz, 7 Enebro Court, with plans for a cedar plank fence with 507 sq. feet of enclosure. Due to the fact that there are no issues with compliance, this plan was approved with the following stipulations: a. Resident shall place stringers on the inside of the fence.

UBL# 2-07-06, Caroline Bauer. 13 Dovel Road, with plans for an addition to existing studio as well as a new portal and connecting room to the existing home. The total square footage of the project will be 1031 sq. feet and will include a bedroom suite, heated corridor connection to the main home, and two portals. Due to the fact that there are no issues with compliance, this plan was approved with the following stipulations: a. Stucco shall match the color of home. b. Any exterior lighting shall be downward shielded. c. The new expanded studio cannot have a separate kitchen, as per Section 4.10.1.10 of the Eldorado Guideline.

UBL #1-15-09, Mark LaRouche, 18 Azul Loop, with plans for Fence Modifications (raising the height to 8 feet) on the existing fence on the lot to 8 feet tall for RV screening and adding new 8 foot tall fencing and an 8 foot tall gate. Due to the fact that there are no issues with compliance, this plan was approved with the following stipulations: a. Resident shall place stringers on the inside of the fence.

UBL #1-40-35, James Dunn, 15 Balsa Drive, with plans for a new coyote fence with a total enclosure amount of 2700 new sq. ft. Due to the fact that there are no issues with compliance, this plan was approved with the following stipulations: a. Resident shall place stringers on the inside of the fence.

UBL # 1-56-11. Joe Nedley and Carla Self, 10 Dulce Road, with plans for a wood post and wire fence with a block stucco entry area and steel gates on two ends. The wood will be coyote latillas and the wire is horse wire of 2 x 4 construction. Due to the fact that there are no issues with compliance, this plan was approved with no stipulations:

Other Business:

There was no other business.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Representative