

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of December 15, 2020

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, December 15th 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, Larry Ward, Mark Hiatt, 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 18 residents attending the meeting and one guest.

Consent Agenda Approvals:

<i>UBL#</i>	<i>Address:</i>	<i>Resident</i>	<i>Nature of Project:</i>
20515	1 Fonda Ct	Brian Farber	Restucco
11811	5 Lucero Rd	Pepita Sinaj	Restucco and windows

NEW Business:

1. **UBL#1-39-24, Carol Sanguinetti, 1 Domingo Place**, with plans for a roof based solar array. These plans were approved with no stipulations.
2. **UBL # 3-26-22, Rafael Parente, 22 Verano Loop**, with plans for a low profile Roof Mount Solar Array. These plans were approved with no stipulations.
3. **UBL#14213. Mariah Valdez, 8 Jornada Court**, with plans for a New Home. These plans were approved with the stipulations that the resident submit re-designed plans with the Parapets having less changes in elevation and the garage being taller than the home, but not

Taller than 18 feet tall. Additionally the applicant shall confirm with the ECIA the Metal color and reflectivity of the small portal roofs on the plans, and they must be of a compliant color and of low reflectivity.

4. **UBL # 3-17-25, Susan Wright, 8 Sandia Lane**, with plans for a Roof Mount Solar System

T These plans were approved with no stipulations.

5. **UBL# 1-45-05, Jose Bencomo, 9 Jornada Loop**, with plans for a New Home. These plans

Were approved with the stipulations that the applicant shall provide the ECIA with their Choice of a complaint metal roof color and stucco color. (For the record, the applicant On 12/16/20 did come in and provide these.) Additionally all lighting shall be downward Shielded.

6. **UBL# 3-02-28, Melissa Miller, 5 Eldorado Way**, with plans for a Roof Mount Solar

PV system. With no visibility of the proposed panels these plans were approved with the Stipulation that the applicant shall contact the ECIA at the time of installation so that the ECIA can come out to verify the installation is as was approved.

7. **UBL#1-28-31, Noir LeBlanc, 1 Cerrado Drive**, with plans for a new Fence. The plans were Approved with the stipulation that the stringers are placed on the inside of the fence.

8. **UBL # 1-48-03, Kevin Rehorn, 2 Lauro Place**, with a roof mount wind turbine for Review. The Committee approved of this turbine due to the small size and the fact that this turbine is less visually impactful than many rooftop Sattelite dishes.

9. **UBL# 1 1-24-15, Erron and Stephanie Young, 10 Alcalde Road**, with plans for an Addition. These plans were denied due to the fact that the plans would not be approved

By Santa Fe County, due their 25 foot side setback requirements, and without their approval It made no sense to send this to the Board for variance review. The applicant will come back To the ECIA for variance review, if they are able to get Santa Fe County approval.

10. **UBL# 1-28-05, Emily Freedman, 2 Cerrado Loop**, with plans for rebuilding a fence and with a variance request due to the location and size of this old fence. The Committee is recommending approval of these variances due to the fact that this fence has been in existence for over 10 years and while the previous owner did not get approval for the part of the fence (with the encroachment area), this project is mainly a repair of the old latillas in the fence and they are working to improve the looks and strength of the fence. As such the Committee feels that this work would not be contrary to the intent of the covenants.

11. **UBL# 3-16-21, Cervando Garcia, 9 Monte Alto Place**, with needed approval for a Courtyard Wall being built on a new home but it was not part of the approved plans. These plans were approved with the stipulation that the stucco color shall match the color of The home.

12. **UBL# 3-01-08, Chris Boortz, 12 Bosque Loop**, with plans for a wood post and wire Fence The committee approved of these plans with no stipulations.

13. **UBL# 1-47-17, Christine Cullen, 32 Estambre Road**, with plans for a New Wall and a Split rail fenced enclosure. These plans were approved with the stipulation that the lights on the wall shall be downward shielded and the stucco color shall match the homes color.

14. **UBL# 3-08-19, Jamal Granick, 39 Cuesta Rd**, with plans for a new studio. The plans Were approved with the stipulation that the applicant shall confirm the color of the metal

Roofing to be a compliant Eldorado approved color and of low light reflectivity.

15. **UBL# 2-19 2-19-0, Albert Berardi, 49 Alondra Road**, with plans for an Increase in wall height of existing wall up to 52". These plans were approved with the stipulation that the stucco color of the new wall addition shall match the homes color.

16. **UBL# 1-06-09, Phillip Kehoe, 71 Camerada Loop**, with plans for a new Studio and Carport with variance request for distance from home. The Committee is recommending approval of this variance request due to the fact that the location chosen at 38 feet from the home is a well screened location and this location will prevent the removal of any large trees. In terms of the connecting feature, the applicant and Committee agreed to allow for a 30" tall stone wall to act as the connecting feature and this would not require a variance.

17. **UBL# 1 1-16-02, Paul Wikstrom, 24 Camerada Road** Resident requesting a Variance to allow for storage container and fence built without ECIA approval. The Architecture Committee voted unanimously to approve of the fence as submitted and also agreed to recommend approval of the variance request to allow for the storage container to remain on the lot for up to two years, due to the fact that the applicant has fully screened the container and it can be treated as a construction Container, which are allowed for up to 6 months on lots. Additionally, the resident is renting the container to prepare for a move from Eldorado, and as such this was not seen as a permanent issue, as the container will be removed from its hidden location when the resident moves.

Other Business: There was no other business.

The meeting was adjourned at 5:15 PM.

Respectfully Submitted: Mark Young

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 4:25 PM

Submitted By:

Mark Young, Staff Representative