

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of February 13, 2018

TIME AND PLACE: The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, February 13th 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: Chair -Katherine Mortimer, Co-Chair Gary Moran, Steve Taratula, Casey Cronin, Larry Ward, Nina Harrison, Board Liaison, David McDonald, 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.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:
32711	3 Conchas Court	Todd and Susan Handy	Restucco Compliant color Peanut
35808	29 Condesa Road	Todd Miller	Restucco Compliant color Taos
12583	14 Cerrado Loop	Geoffrey Garvey	Restucco Compliant color Straw

NEW PLANS FOR REVIEW:

1. UBL# 3-54-01, Jeffrey Wadolny, 2 Cagua Road, with plans for a Low Profile Roof Mount PV system. The system will be 13 panels and 4.7 Kw in size. With a system height of 13" off the roof and parapets of 19" tall, there will be no visibility of the panels. With no issues of compliance this plan was approved with the following stipulations:

a. Resident shall call the ECIA, at the time of panel installation, to verify the height of the system.

2. UBL # 3-36-5A, Ryan Ferguson, 7 Luna Drive, with plans for a wood post and wire fence. The total enclosure of the fence will be 2275 sq. ft and the fence will be 6 feet tall. With no issues of compliance this plan was approved with the following stipulations:

a. Resident shall allow ECIA to confirm distances of proposed fence to the property line to ensure that there is no encroachment.

3. UBL # 1-60-01, Paul and Judith Christini, 2 Tarro Road, with plans for a Steel Spiral Staircase that will be 11 ft tall, the same height as the top of the parapets. The stairs will be powder coated to match the color of the home. The Committee discussed this plan at length and it was pointed out that a similar staircase had been approved at 61 Balsa Road without a variance, due to the fact that this is allowed under section 3.2.3.2 of the Guidelines that states that "A minor element of a different approved architectural style shall be limited in size, shape, material and/or color so as not to become an overly prominent architectural feature on any façade or elevation." Due to the fact that metal iron work is allowed under the Mexican Colonia Style, this plan was approved with no stipulations.

4. UBL # 2-19-05, Tom Anderson, 35 Alondra Road, with a variance request for encroachment of existing building into 20 foot side setback. The addition was approved by the ECIA in 2003 at a distance of 21 feet to the property line but a recent survey has revealed that the addition is actually only 14 ft. 9 inches from the property line and encroaches 5 ft. 3 inches into the 20 foot side setback. While the committee cannot approve of variances they are recommending approval of this variance to the ECIA Board due to the fact that this structure has been on the lot for more than 10 years. This variance request will be heard by the ECIA Board at their February 14th Board Working Meeting.

5. UBL # 3-58-04, Dave Markos, 37 Condesa Road with plans for changing size of coyote fence that was approved on December 13, 2017. The increase will change the width by 7 ½ ft and increase length by 10 feet. With no issues of compliance this plan was approved with the following stipulations:

a. Stringers shall be on the inside of the fence

6. UBL# 1-05-28, Emily Freedman, 2 Cerrado Loop with plans to replace a double garage door with single door, filling in the old garage bay with a stucco wall and adding window. With no issues of compliance this plan was approved with the following stipulations:

a. Stucco color to match house color.

7. UBL # 1-56-01, Amy Siegel, 97 Herrada Road with plans for adding a portal that is 10' x 36' or 360 sq. ft in size. The design will match the original home and match the home's color of sand. With no issues of compliance this plan was approved with the following stipulations:

a. Stucco color to match house color.

b. No exterior lights unless downward shielded.

Other Business:

1. The Committee discussed the content of the 2017 Committee annual report and after extensive discussion it was decided that Mark Young would work on this and submit it to Katherine for her review.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:25 PM

Submitted By:

Mark Young, Staff Representative