

Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting Minutes of February 27, 2018

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, February 27th 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, Steve Taratula, Casey Cronin, Larry Ward, Jolene Petrowski, 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 and two guests.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
10230	50 Encantado Loop	Alexander Trust	Restucco Compliant color	Champagne
16022	2 Antigua Place	Bob Hardy	Restucco Compliant color	Buckskin
15432	24 Aventura Road	JC McCarthy	Restucco Compliant color	Hazelnut
32504	29 Verano Loop	Donna Bramucci	Restucco Compliant color	Buckskin
16618	5 Recado Road	Patrick Smith	White Roof	No visibility to neighbors
32601	3 Verano Way	Charles Jones	Restucco Compliant color	Mosque
16609	19 Quedo Road	Fernando Blackfoot	Reroof with stucco	Using compliant color tan

NEW PLANS FOR REVIEW:

1. UBL# 1-14-02, Barry Lerner. 3 Azul Loop, requesting approval for an existing 8 foot long coyote screening fence at a new home. It is 6 feet tall and well away from the 20 foot side setback. This fence was approved with the following stipulations:

a. Stringers shall be on the inside of the fence.

2. UBL # 1-35-02, Richard Smith, 32 Mimosa Road with plans to restucco home and re-build fenced enclosure area to new style fence that will have stucco pilasters and a block base with coyote stringers above the cement block base. This fence was approved with the following stipulations:

a. Stringers to be on the inside of the fence.

b. May use additional pilasters or other supports if needed, but any metal supports shall be on the inside of the fence.

3. UBL # 1-29-05. Mike Davis, 3 Cerrado Way, with plans for a 3.6 kw low profile roof mount PV array. There are a total of 10 panels with a system height of 13" off roof. With 16 inch tall parapets there will be no visibility to the neighbors. This system was approved with the following stipulations:

a. Resident shall contact the ECIA at the time of system installation to verify the system installation heights.

4. UBL # 3-01-08, Peter Rasmussen, 12 Bosque Loop, Woodshop addition to existing home. This structure was approved with the following stipulations:

- a. Stucco color shall match the house color.
- b. Exterior lights shall be downward shielded.

5. UBL #3-60-08, Michael Thompson, 5 Condesa Road, with plans for a 176 Sq. Foot room addition to the home. This structure was approved with the following stipulations.

- a. Stucco color shall match the house color.
- b. Exterior lights shall be downward shielded.

6. UBL#1-46-09, Nina Gilbert, 1 Redondo Court, with plans to add to existing coyote fencing on lot. The fence is 5 foot tall coyote fence. Due to the fact that the plans were not to scale and there appears to be a potential encroachment issue of the western fence, the committee moved to deny this plan and ask the resident to come back to the ECIA with more accurate plans, preferably using the Lot Improvement Location Report or a more recent survey.

7. UBL # 3-05-24, Alexander Czeto, 1 Altura Road with plans for replacing shingles on part of home with red metal roof. The requested color is bright red from MBCI brand and the light reflective value is 49. Due to the fact that the color was very bright the Committee could not approve of this request and the resident then chose the color Colonia red with an acceptable reflectivity rating and color.

This plan was approved with no stipulations.

8. UBL # 3-26-01, Harue Jones, 3 Verano Way with plans for a variety projects including a new wall, portal, gates, roof extension windows and doors. These plans were approved with the following stipulations:

- a. Height of front entrance gate shall not exceed 8 foot overall.
- b. All window frames shall be white to match and not a bright white.
- c. The tile on the entry door area shall be the approved ECIA color Terra Cota.
- d. Portal roof shall have parapets that are stuccoed to match the color of the home.
- e. Exterior lighting shall be downward shielded.

#### Other Business:

1. A representative from Positive Energy Solar was there for Solar PV plans for 28 Verano Loop, but due to the fact that the ECIA did not receive all the needed paperwork, this could not be reviewed. At that time Casey Cronin made a motion to add this to the agenda for discussion and this was seconded by Steve Taratula and passed. Due to the fact that this had been warned to the neighbors, the Committee agreed that re-warning was not required and we should table these plans till the next meeting. A motion was made by Jolene Petrowski to table the plans and this was seconded by Larry Yard and passed unanimously.

2. Michael Baron of 24 Esquila Road was not on the agenda for this meeting but came to the Committee to discuss some changes to his plans for a garage that were approved in 2017 and under construction. The committee agreed that the changes were not problematic and that these changes could be handled via the consent agenda process and that the resident should re-submit these plans to the ECIA showing the proposed changes.

3. Board Liaison, David McDonald, said that the revised application procedure for how to handle new home plans was sent back by the Board for clearer and more quantifiable wording about what neighbors as required to be notified. The committee agreed to use the same wording as used with solar arrays and Mark will make these changes and re-submit them to the Board.

**FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 9:00 PM

Submitted By:

Mark Young, Staff Representative