

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of February 9, 2021

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday February 9th, 2021, at 3 PM via a Zoom Electronic Meeting.

CALL TO ORDER: The meeting was called to order at 3:01 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair Katherine Mortimer, Co-Chair Gary Moran, Casey Cronin, Steve Taratula, 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 10 residents attending the meeting and one guest.

Consent Agenda Approvals:

UBL ADDRESS RESIDENT PROJECT DETAILS

22416 15 Reno Place Laurie Seton Restucco Compliant color Restucco
11610 8 Camerada Rd Nicolas Aranda Planters Compliant Design
35507 63 Condesa Rd CC Wright Restucco Compliant color Restucco
35902 4 Condesa RD David Ford Repaint Compliant color

Old Business:

1. UBL # 1-59-30, Rian Ream, 4 Antigua Court, with variance request for wall that exceeded 6 feet in height and used glass as a building component, which is not allowed in wall construction. The Committee moved 5 to 1 in favor of recommending these two variance to the Board due to the fact that the proposed wall would be well screened by an existing fence on the property, and not contrary to the intent of the covenants. Additionally, the same committee members pointed out that if this wall had a roof connecting it to the home that it would be considered compliant construction.

New Business

2. UBL# 3-59-01, James Wilson, 14 Condesa Road, with plans for a new home. These plans were approved with the stipulations that all exterior lighting shall be downward shielded.

3. UBL# 3-25-25, Peter Rasmussen, 2 Verano Court . With plans for a roof mount Solar array with visibility of the panels. The Committee voted unanimously to approve of these plans due to the fact that these are very low profile with a total height of 9 inches.

4. UBL# 3-54-04, Marilyn Tillman, 8 Cagua Road, with plans to change her Ramada walls to compliant ones using latillas. These plans were unanimously approved.

5. UBL# 2-02-05, German Gloria, 32 Fonda Road, with plans for a Lg. Accessory Structure. These plans were unanimously approved as the structure will match the existing home, but with the following stipulations:

Lighting shall be downward shielded

Stucco color to match homes color

Roof tiles to match existing homes tiles in color and style

6. UBL# 3-35-18, Bryan Baldwin, 2 Amistad Place, with plans to replace two windows The committee voted unanimously to approve of these plans as the windows were of compliant design and one that was glass block was small enough to be considered a minor architectural feature.

7. UBL# 3-07-22, Paul Malmquist, 101 Monte Alto Road, with plans for a 10 foot cedar slat privacy fence. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.

9. UBL #1-33-15, Carol and John Grogas, 1 Vista Grande Circle, with plans to add a 44 sq. foot utility room to the existing large accessory structure and to match the existing structure. The Committee moved to approve of this addition with the stipulation that with the additions to the structure, that the total square footage should not exceed 800 sq. ft. or be more than 60% of the heated square footage of the main home.

10. UBL# 2-02-18, Frieda Claes, 48 Alondra road, with plans for a Coyote Fence. These plans were approved with the stipulation that the applicant shall stake out the proposed fence and property lines and contact the ECIA before any work begins for verification that the setbacks are being respected. Also the stringers shall be on the inside of the fence.

"11. UBL# 1-24-15, Erron Young, 10 Alcalde Road, with plans for a 1335 Sq. Ft. Addition. These plans were unanimously "

approved , but with the following stipulations:

Lighting shall be downward shielded

Stucco color to match homes color

Roof tiles to match existing homes tiles in color and style

12. UBL# 2-06-08, Elizabeth May, 8 Dovel Place, with a variance request to allow for a wall to encroach 6 feet into the 50 foot roadside setback. This request is due to their being two mature trees that will grow larger and into the wall, and there is concern about the closeness of a water line coming from their pump to the home.

The Committee voted to recommend approval of this variance to the Board due the justifications of needing to avoid a water line and the need to allow for room for the tree to grow.

Other Business:

1. Review of Committee Annual Report: The Committee reviewed the 2020 Committee Annual Report and felt that that is was fine as written.

2. The Committee then reviewed the variances that are the most common and what changes could be made to change the guidelines wording or the variance approval process. Specifically the areas where the most variances occur are for encroachments and

for fence and wall square footage of enclosure overages. The committee will report back to the Board on their recommendations on how to lessen the number of these variances that end up with the ECIA Board.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 5:05 PM

Submitted By:

Mark Young, Staff Representative