

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

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, March 18th 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 5 residents attending the meeting and one guest.

**Consent Agenda Approvals:**

<b>UBL#</b>	<b>Address:</b>	<b>Resident</b>	<b>Nature of</b>
<b><u>Project:</u></b>	<b><u>Details:</u></b>		
12612	18 Casa Del Oro Loop	Michael Vonderheide	Tan Silicone Roof
31620	1 Monte Alto Place	Thomas Schalch	New doors and windows
	Complaint style single hung		
22223	24 Esquila Road	Michael Baron	Changes to approved garage
	plans Changes to garage door		
15504	7 Dulce Road	Lori Ketterman	New Windows and door
	Complaint style		

**NEW PLANS FOR REVIEW:**

1. UBL #11403, Barry Lerner, 3 Azul Loop, with plans for a wood post and wire dog run behind home and a variance request for 2 foot tall coyote driveway liner inside the front 50 foot setback. The committee was able to approve of the wood post and wire dog fence with the stipulation that the fence dimensions are 30' x 30" with the boot heel area as well and not to exceed 1100 sq. ft. of enclosure. The resident or builder is required to contact the ECIA before construction begins to verify the size is as was approved. The Committee, however, cannot approve of the other shorter driveway liner/ fence due to it requiring a variance. They are recommending approval of the this variance request for a 4 foot encroachment into the 50 foot roadside setback due to the fact that it is required for safety and this is the only logical place on the lot to place this fence. The ECIA Board for review at the March Board Meeting with the following stipulations:

a. The fence shall have the stringers on the inside of the fence to face the home.

2. UBL # 2-23-15, Jurgen Antmann, 16 Herrada Road, with plans and a variance request to build 2 screening fences within the 30 foot rear setback. While the committee cannot approve of variances they are recommending approval to the ECIA Board for review at the March Board Meeting due to the fact that these are required for privacy for both the resident and neighbors. A

variance had been approved for a shed and fence that encroached in to the setback in 2017 but these fences are further required for privacy from the neighbors and to potential buyers of the home. The reason for the placement of these fences to encroach into the 20 foot rear setback are that the north leg of the fence must be in this location to shield window views to the neighbors, and the southern leg of the fence is justified to be in the setback to preserve the life of a tree. The stipulation attached to this recommendation is that the stringers should be on the inside of the coyote fence.

3. UBL # 3-26-19, Martha and Ken Simonson, 28 Verano Loop with plans for a ground based solar array of 10 modules, more than 15 feet from the home but in a sheltered area. The committee approved of these plans with the stipulation that the resident shall contact the ECIA before installation to ensure that the distances are as approved to the property line.

4. UBL # 3-32-06, Randal Engle, 12 Moya Loop with plans for a 7.3 kW ground based solar array at a distance of feet from the home. The committee decided that a site visit would be required and two site visits were set up on March 14th to review this proposal on the lot.

5. UBL#35905, Richard and Susan Habakuk, 10 Condesa Road, with plans for small accessory structure and plans to move the exiting fence both out of the 20 foot setback and around the shed so as to screen it. The shed will have a brown roof and match the color of the home. The committee was able to approve of the project with the following stipulations:

- a. Shed shall be painted buckskin to match the home.
- b. Screening fence stringers to be on the inside of the fence.

The Committee also recommended that the resident seek a variance for an existing fence on the lot that encroaches into the 20 foot setback and that they would support this for BOD review at the April Board meeting.

6. UBL# 14609, Nina Gilbert, 1 Redondo Court, with plans to add 5 more feet in depth to an existing wood post and wire fence. The total new enclosure will be 310 Sq. Ft. for a grand total of enclosure on the lot of 3980 Sq. Ft. The committee was able to approve of the project with the following stipulations:

- a. Stringers on the inside of the fence.

7. UBL #31731, Michelle Cobb, 3 Manzano Court, with plans to restucco the home in a compliant color cottonwood as well as plans to add a 6 foot tall coyote fence enclosing 3400 sq. ft. of enclosure. There will be two gates also of coyote construction. The committee was able to approve of the project with the following stipulations:

- a. Stringers on the inside of the fence.

8. UBL # 16028, David Goodrich, 7 Antigua Road, with plans for a bedroom addition of 510 sq. feet to match the home and a block / stucco wall with new enclosure of 3281 New and a total proposed enclosure of 3791 on the lot. The committee was able to approve of the project with the following stipulations:

- a. Resident shall call the ECIA to verify the distance of wall to property line.
- b. Any exterior lighting shall be downward shielded.
- c. Stucco shall match the color of the home and applicant shall confirm the color of their stucco.

Other Business:

1. There was no further business.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:30 PM

Submitted By:

Mark Young, Staff Representative