

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 28, 2019 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, May 28th 2019 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, Gary Moran, Casey Cronin, Steve Taratula, Larry Ward, Board Liaison, Bernardo Monserrat, 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:

Address: Resident Nature of Project: Details:

10106 51 Encantado Rd Peter Wolf Tan TPO Roof Approved Color
14844 10 Gaviota Rd. B. Dawn Perry Restucco Approved color pueblo
30101 32 Bosque Loop Sybil Micco White Silicone Roof Approved
12 Monterey Rd Tim Murphy Restucco Approved Color
14735 8 Estambre Court Jay Crutcher New Metal Roof Approved Color
33208 8 Moya Loop George Rutter Restucco Approved Color
33208 8 Moya Loop George Rutter Stone Retaining Wall Compliant materials
13601 2 Balsa Road Sharon Kain Replacing roof and a skylight Complaint tan material

NEW BUSINESS:

1. UBL#1-23-21, Stewart Allison, 1 Encantado Place, with plans for a Ground based solar array. These revised plans moved the array to the SE side of the lot and screened it with fences, as per the request of neighbors. Due to their being a question as to whether the new proposed screening fence was outside of the 20 foot side setback, the applicant is going to go back and measure it and verify that there are no encroachment issues. If there are no issues the Committee will approve of the plans with the stipulation that the project is staked out and the ECIA is called before construction begins, so that the ECIA can verify that the setback is not being encroached upon. Additionally, the closest neighbors shall then be notified of this new array plans and location. Should any neighbors be concerned about this new location, the ECIA will require that the Resident come back before the Committee for re-review of the plans. Should the resident find that there is 3 feet or less of encroachment into the 20 foot side setback the committee is recommending approval of such a variance to the ECIA Board, but also the same stipulations will apply to the variance request, as stated above, and any concerned neighbors will be notified to come to the Board working session to express their concerns.

2. UBL # 1-17-17. Jenn and Jerry Anderson, 5 Birla Court, with plans for a new home of Norther NM Style. Due to the fact that the applicants have not closed on the home, the ECIA cannot provide any approval at this time. Additionally, due to the fact that the home plans do not include the required metal roof and a portal across the home, the architectural design could also not be

approved. The Committee advised the resident to do back to their builder to see what changes he could make to make the home a style that matches the requirements of the Norther New Mexican homes, as detailed in the Eldorado Building Guidelines.

3. UBL# 3-13-17, Gregory and Linda Gaertner, 6 Cuesta Lane, with plans for a Metal Pergola. The applicants did bring in a sample of the wood like metal product and since it really looked like wood the ECIA approved of these plans with no stipulations.

4. UBL#2-22-22, Robert Ayers, 22 Esquila Road, with plans for screening fences and two variance requests for fences, with two of the fence panels already being constructed and without ECIA approval. The Committee could not approve of these plans due the fact that the site plans submitted were not accurate and actual surveys and the resident has to come back to the Committee with an accurate site plan showing the exact amount of encroachment of these fences. Gary Moran made a motion to table these plans until we received an accurate site plan and this was seconded by Steve Taratula and the motion passed unanimously.

Other Business:

1. The committee further discussed the issue of the accessory dwelling structures task force and Katherine stated that she agreed to chair the task force and asked for other interested members. Nina Harrison and Gary Moran agreed to serve on this committee. Mark Young agreed to the check with Board President, David McDonald regarding copying the Architectural Committee on the legal opinion by John Hays on the Accessory Dwelling units.

2. Casey Cronin made a motion to recommend approve of Committee member candidate, Mark Hiatt to the Architectural Committee as he had attend the requisite 2 meetings and would be an asset the committee. This motion was seconded by Gary Moran and passed unanimously.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:45 PM

Submitted By:

Mark Young, Staff Representative