

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of June 12th, 2018

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, June 12th, 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, Nina Harrison, Jolene Petrowski, Board Liaison, Jody Price and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that the meeting was being recorded.

2. RESIDENTS:

There were 8 residents attending the meeting.

Consent Agenda Approvals:

UBL#	Address:	Resident	Nature of Project:	Details:
22218	14 Esquila Road	Christine Volckening	White Silicone Roof	Approved
32512	13 Verano Loop	David Wilson	Restucco	Approved
34206	6 Floresta Drive	Michael Heitz	Restucco and new windows	Approved
14105	11 Balsa Road	Brian Commerford	Restucco	Approved
31818A	81 Moya Road	Andrew Caperones	Restucco	Approved
35011	6 Esquina Road	John Shields	Restucco	Approved
32230	4 Verano Drive	Marti and Randall Zeig	White Silicone Roof	Approved
33414	23 Moya Loop	Paul Butt	Restucco	Approved
21911	6 Baya Road	Bob Wood	Repaint	Approved

NEW PLANS FOR REVIEW:

1. UBL # 1-14-26, Bob Desmond, 39 Azul Loop, with plans for a screening Fence. With no issues these plans were approved with the following stipulations:

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

2. UBL#4-44-08, Monty Vandermay, 13 Palacio Road, with a Variance request for garage encroachment into front setback. While the committee could not approve of this request, as variances are out of their purview, the committee is recommending approval to the Board due to the fact that there are site characteristics that make this request the most appropriate place for this structure. Specifically there this is the most logical location on the lot to site the structure. This recommendation is being made with no stipulations. This will be reviewed by the ECIA Board at their June 21st meeting at 4 PM.

3. UBL# 2-14-10, David Anderson, 2-14-10, with plans for a wood post and wire fence at a height of 5 feet tall and enclosing 3525 sq. ft. of enclosure. With no issues these plans were approved with the following stipulations:

- a. Wire shall be of compliant welded wire design with 2" x 4" openings.
- b. Resident shall contact the ECIA to verify distance to the property line before construction begins.

4. UBL # 3-43-11, Zana Dell, 7 Floresta Drive, with plans for a 336 sq.ft. Cat Enclosure within a courtyard walled area and made of wood and galvanized wire. With no issues these plans were approved with the following stipulations:

- a. Wire shall be of compliant welded wire design with 2" x 4" openings.

5. UBL# 1-21-12, Ernest Peterson, 7 Encantado Road, with plans for a Roof top solar PV system with no visibility over the parapets. With no issues these plans were approved with the following stipulations:

- a. Resident shall contact the ECIA to verify height of installation at the time of racking installation.

6. UBL#1-30-25, Nelson McCarty, 8 Cerrado Road, with plans for a 6 foot tall Block Stucco Wall. With no issues these plans were approved with the following stipulations:

- a. Wall stucco color should match the color of the home.

7. UBL # 1-35-02, Richard Smith, 32 Mimosa Road, with a variance request to allow external stringers to remain on fence. This had been approved by the ECIA but resident did not comply with the requests relative to stringers. After extensive discussion by the committee, knowing that the resident was aware of the need to place the stringers on the inside of the fence, and without a sufficient justification for recommendation of approval of the request, they chose to not make a recommendation for approval or denial but noted that approval might set a bad precedent, but that there was limited visibility of the outside stringers to the neighbors or from the road. This will be reviewed by the ECIA Board at their June 21st meeting at 4 PM.

8. UBL #1-65-18, Gary Parke, 27 Quedo Road, with plans for a pantry Addition to home. The size of the addition is 101 sq. ft and will match the current home in terms of style and stucco color. With no issues these plans were approved with the following stipulations:

- a. Stucco shall match homes stucco color.

9. UBL #1-42-03. Danny Danflous, 6 Jornada Loop, with plans for a new 192 sq. ft wood deck with Ramada over it. The structure size is 16 ft. x 12 ft and 8 foot 4 inches tall. The Ramada will be of wood construction with an open wood and tan shade fabric roof. With no issues these plans were approved with the following stipulations:

- a. Resident shall lower the height of the Ramada so that shed is visually taller.

10. UBL# 3-02-06, Arthur Eberiel, 21 Bosque Loop, with plans for an additional 8 ft. tall coyote screening fence on the north side of his enclosure area to screen his RV. With no issues these plans were approved with the following stipulations:

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

11. UBL# 3-26-02. Linda Lail, 1 Verano Way, with plans for a garage addition at 720 sq. feet and 11 feet tall. The structure will match the color and design of the existing home. With no

issues these plans were approved with the following stipulations:

- a. Lights shall be downward shielded.
- b. Height shall be no taller than the homes height.
- c. Resident shall contact the ECIA, before construction begins, to ensure that the setbacks are not being encroached upon.
- d. Stucco shall match the color of the home.
- e. Resident shall confirm the metal roof color and reflectivity with the ECIA before construction begins.

12. UBL # 3-09-04, Anna Bell, 63 Monte Alto Road with plans to build an all wood Ramada in her enclosed courtyard and screened by a fence. The size is 8' x 9' and 7 ft. 5 inches tall. With no issues these plans were approved with no stipulations:

13. UBL#3-53-32, Don Schluchter, 21 Cagua Road, with plans for a block and stucco wall at 3 feet in height and with 2 wood gates. The total proposed enclosure would be 1600 sq. ft with an existing 400 sq. ft. enclosure on the lot for a total of 2000 sq. ft of enclosure. With no issues these plans were approved with no stipulations.

14. UBL #3-02-36, Darrell Connelly, 5 Eldorado Circle, with plans for a Small Accessory structure with a metal roof. The size of the structure will be 120 sq. feet and 9 feet tall. Walls of shed are being stuccoed to match the house color of Casa. With no issues these plans were approved with the following stipulations:

- a. Door color shall be close to the home and accessory structure stucco color.

15. UBL# 1-02-30, Susan Rather, 50 Encantado Loop, with plans to re-stucco a wall that was once a garage area and add new windows to old garage wall. There is a functioning garage on the lot so this is allowable under the covenants. With no issues these plans were approved with the following stipulations:

- a. Stucco to match the color of the home.

16. UBL #3-28-08, Scott Carlson, 5 Conchas Loop, with plans for adding a Garage to bring the house into compliance. The garage is to be 450 sq. feet in size and match the color and style of the home. With no issues these plans were approved with the following stipulations:

- a. Any exterior lighting shall be downward shielded.
- b. Stucco to match the color of the home.

Other Business:

1. There was no other business

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:15 PM

Submitted By: Mark Young, Staff Representative