

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of September 24, 2019 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday September 24<sup>th</sup> 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, Co-Chair Gary Moran, Steve Taratula, 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 6 residents attending the meeting and one guest.

**Consent Agenda Approvals:**

<b>UBL#</b>	<b>Address:</b>	<b>Resident</b>	<b>Nature of Project:</b>	<b>Details:</b>
12906	5 Cerrado Way	Diane Guire	New Windows	Complaint style
11903	4 Hidalgo Court	Sarah Connelly	White TPO ROOF	No Visibility to neighbors
11801	25 Lucero Road	Brooke Nutini	Restucco	Complaint color
21840	16 Gavilan Road	Tim Gosnell	White TPO ROOF	No Visibility to neighbors

**NEW BUSINESS:**

1. **UBL # 1-56-03, Carma Lovely, 91 Herrada Road, with plans for a Roof Mount Solar Array.** These plans were approved with no conditions as there is no visibility of the panels over the parapet.
2. **UBL #1-53-06, Jennifer Anderson, 33 Aventura Road, with plans for a Ground based solar array.** Due to the fact that these arrays are well screened by existing vegetation on the lot, these plans were approved with no stipulations.
3. **UBL # 3-20-09, Anne Backus, 74 Moya Road, with plans for a Wood post and wire fence.** These plans were approved with the stipulation that all the posts must be made of wood or covered in wood so that the non-compliant metal posts are not visible.
4. **UBL#3-34-03, Geoff Campbell, 5 Raudo Place, with plans for a New Garage.** These plans were approved with the stipulations that: a. The resident shall stake out the location of the proposed fence and call the ECIA to verify the distance to the property line-prior to starting construction. B. And that exterior lights shall be downward shielded.
5. **UBL# 1-49-36, John Dollard, 78 Herrada Road** with plans for a new Coyote Screening fence. These plans were approved with the following stipulations: a. Stringers on the inside of the fence – on the RV side)
6. **UBL #1-14-16, Harris Homes, 7 Azul Way. Requesting increase in new home height to 18 feet.** This request was approved with the following stipulations: The home shall not exceed 18 feet in height as measured from either the floor of the lowest story of the

building to the highest point of the building, excluding chimneys or stove pipes, or from the lowest point where the natural grade of the lot meets the building to the highest point of the building, whichever is more restrictive.

7. **UBL#3-26-04, Anthony Balano, 58 Verano Loop, with** plans for a new Front portal entry area. Approved with the following stipulations: a. Exterior lights shall be downward shielded b. Stucco color to match the color of the home
8. **UBL#1-59-29, Alfred Breckli, 6 Antigua Court,** with plans for an Exterior shower, vertical cedar slat fence and glass block window for the home. These plans were approved with no conditions due to the fact that the glass block area would be partly screened by a tree and was not a major architectural feature.
9. **UBL#3-22-03, Anne Perceval, 80 Verano Loop, with plans for New windows, roof, sunroom and restucco.** These plans were approved with the stipulation that the exterior lights shall be downward shielded.

**Other Business:**

1. The committee discussed the status of the Accessory Dwelling issue and Chair, Katherine Mortimer pointed out that in her mind the ECIA should get a formal letter from Santa Fe County Zoning stating that such Accessory Dwelling units would be allowed under county zoning regulations.

**FINAL ORDER OF BUSINESS:**

There was no further business.

The meeting was adjourned at 8:00 PM

Submitted By:

Mark Young, Staff Representative