

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of January 25, 2022 2021 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on January 25, 2022, 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: Katherine Mortimer, John McDermon, Gary Moran, Casey Cronin and Larry Ward. James Caruso was present as Board Liaison as well Mark Young as Staff representative 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, as well as a guest.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address</u>	<u>Resident:</u>	<u>Project</u>	<u>Comments</u>
32913	2 Torneo Court	Karen Elber	Tan Roof	Compliant Color
11812	3 Lucero Rd.	Linda Ferro	New windows and Restucco	Compliant Color

1. UBL# 1-56-14, Iku Fujimatsu, 4 Dulce Road , with plans for a Ground Based Solar. These plans were approved with the stipulation that the applicant shall stake out the proposed fence location and contact the ECIA, before work begins, to verify that the setbacks are being respected. As well the stringers shall be on the inside of the fence.

2. UBL# 3-14-29, Jim Kuzuva, 7 Valencia Loop, with a screening plan for ground mount solar array. These plans were approved with the stipulation that the fence stringers shall be on the inside of the fence.

3. UBL # 3-09-02, Amelia and Martin Adair, 59 Monte Aito Road, with plans and variance request for new wall. The Committee had met with the resident on their lot and as a result of this site visit the resident resubmitted plans with only 3 feet of encroachment into the 20 foot side setback. The Committee voted to recommend approval of this 3 foot encroachment for the following reasons: 1. This encroachment is not contrary to the intent of the Covenants. 2. This encroachment is necessary to allow for the outside patio area to be functional. 3. Due to the close proximity of the house on their lot, relative to their neighbors home, this revised wall plan (with a 3 foot encroachment) allows for further privacy for both the applicant and the neighbors.

New Business:

4 UBL# 1-15-21, Lee Koslona, 30 Azul Loop, with plans for a Bedroom Addition. These plans were approved with the stipulation that the stucco color of the addition should match the color of the home and that all new exterior lights shall be downward shielded.

5. UBL# 3-53-13, Wendell Barrett, 7 Avila Ct, with plans for a Roof Mount Solar Plans. These plans were approved with no stipulations.

6. UBL # 3-02-09, Peter Bond, 15 Bosque Loop, with plans for a Bedroom Addition. These plans were approved with the stipulation that the stucco color of the addition should match the color of the home and that all new exterior lights shall be downward shielded.

7. UBL# 1-02-34, Rick Gandenberger, 58 Encantado Loop, with plans for RV screening Fence. These plans were approved with the stipulation that the fence stringers shall be on the inside of the fence.

8. UBL# 1-63-02, Lisa Hammond, 3 Sabroso Road, with plans for a New wall and banco and fireplace. These plans were approved with the stipulation that the stucco color of the addition should match the color of the home and that all new exterior lights shall be downward shielded.

9. UBL# 3-44-01, Gijis Van Oort, 27 Palacio Road, with plans for a New carport for RV with a variance request. Gary Moran moved to table these due to the applicant not having an exact amount of encroachment into the setback. This motion was seconded by Larry Ward and the motion passed unanimously.

Other Business:

1. The Committee discussed at length the thought by the ECIA Board to have the Architecture Committee handle the approval of variances for setback encroachments. This idea was presented as a way of reducing the number of variances having to be reviewed by the Board, and as an alternative to a complete guideline review by the Committee, which is a huge task and requiring many in person meetings, and not recommended during Covid. Additionally, due to the technical issues encountered with using Zoom for all meetings, the Committee recommended that this would be done better in personal meetings. Mark and James pointed out that this is allowed for under the Covenants that allow for Designees of the Board to approve of Variances. The committee pointed out that they would want to have the Board formally pass a motion to this effect and that that motion should clearly layout how this process would work to promote transparency and Community input in the process. Mark will work with the Committee to provide the Board with a sample proposed variance approval process and a motion for the Boards consideration.

2. The Committee moved to approve of allowing for the March Architecture Committee meetings to be held on Wed. March 2nd and Tuesday March 22nd.

FINAL ORDER OF BUSINESS:

The meeting was adjourned at 5 PM

Submitted By:

Mark Young, Staff Representative

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