Eldorado Community Improvement Association, Inc. Architectural Committee Meeting Minutes of May 10, 2022 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on May 10, 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: John McDermon, Casey Cronin, Larry Ward, Bryan Baldwin and Gary Moran.

There was not a Board Liaison present but Mark Young was present as Staff representative A quorum was established for this meeting.

Consent Agenda Approvals:

<u>UBL</u>	Address:	Resident:	Project:	Details:
3450	09 8 Duende Rd.	Steve Gold	Restucco	Compliant Color
210	31 13 Balde Road	Karen Davis	Restucco	Compliant Color
341	09 12 Glorieta Rd	Scott Eilerts	White Roof	No visibility
119	13 10 Fortuna Rd	Jill Crowley	Restucco	Compliant Color
1570	01 2 Ladera Ln.	Jennifer Alan	New Windows	Compliant style
105	16 3 Azul Drive	Eve Searls	Restucco	Compliant Color
223	23 32 Herrada Rd	Jon Endres	Play Structure	Compliant Color

UBL#	Address	Resident:	Project	Comments
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1. Review and approval of the Architecture Committee Meeting Minutes for the 4/26/22 Meeting Minutes

Old Business:

1. UBL# 3-44-20, Nicolas Espeset, 8 Melado Drive, with plans for a Ground based solar array. The committee had conducted a site visit to the lot to review the need for screening. The Committee agreed to approve of the plans with the stipulation that the applicant shall submit plans for the array at a lower height of 6 feet tall to the ECIA. As well the committee agree to approve of the array without further screening at this time and the committee shall conduct a site visit, after installation, to see that further screening may be needed. This plan approval will not be effective until the revised array designs are received at the ECIA at a height not to exceed 6 feet above grade.

New Business:

- 2. UBL# 1-15-08, Scott Mutz, 16 Azul Loop, with plans for a New home. These plans were approve with the stipulation that the lighting shall be downward shielded.
- 3. UBL# 3-40-11, Susan Thayer, 2 Melado Drive, Coyote and wood post and wire fence. These plans were approved with the stipulation that the stringers shall be on the inside of the coyote fence.
- 4. UBL# 3-59-19, Vern Bass, 5 Condesa Court, with plans for a new Ramada. These plans were approved with no stipulations.
- 5. UBL# 3-31-19, Charles Johnson, 1 Pino Place, with plans for a new portal. These plans were approved with the stipulation that the paint and wood stain colors shall match the color of the home.
- 6. UBL# 120K, Johnathan Fredrickson, 2 Ave. de Compadres, with plans for a Deck and fence for hot tub. The committee voted that they could support a variance request of up to 7 feet for the privacy screening fence due to the fact that this was the minimum height required to provide for privacy screening on the west side of the home, especially with the home being on busy Avenida Vista Grande. The committee also voted to approve of the deck with no stipulations.

- 7. UBL # 3-43-06, William Harrelson Jr., 12 Glorieta Road, with plans for a New Fence. These plans were approved with the stipulation that the stringers shall be on the inside of the coyote fence.
- 8. UBL# 3-42-05, Paul Pederson, 8 Floresta Drive, with plans for a wood screening fence. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.
- 9. UBL# 2-17-12, Gail McQesten, 4 Frasco Ct. with plans for a Ramada/shade device made of metal. The colors of the metal and shades are all brownish and are an acceptable in color in the Eldorado guidelines. The Committee voted that since Section 3 of the Guidelines allows for alternative materials, and that no variance was required and these plans were approved with no stipulations.
- 10. UBL#1-53-11,Evelyn Gauthier, 23 Aventura Road, with plans for an adobe wall. These plans were approved with the stipulation that the resident shall stake out the wall location and call the ECIA to verify that the 20 foot setback is respected.
- 11. UBL #3-29-18, Patrick Carden, 1 Torneo Court, with plans for a new garage. This was needed to bring the home into compliance. The plans were approved with the stipulations that the garage door shall not be a glass door and the lighting shall be downward shielded.
- 11. UBL# 1-47-07, Dennis Wenzel, 12 Estambre Road, with plans and variance request for a new shed. The Committee moved to recommend approval of the variance request for the distance of 17 feet, 8 inches from the primary home due to the justifications that the site chosen is the most screened and logical site on the lot for the shed and that this location will not be contrary to the intent of the covenants.

Other Business:

- 1. The Committee discussed the lack of further updates on the matter of the Glass Garage door at 3 Antigua Place.
- 2. The Committee discussed the current process by which the committee prioritizes plans for each committee meeting, to determine if they are fair to our residents, and efficient for the Committee to review. Brian referred to this as the "plan triage". The discussed the current method of taking old business first and then taking residents in the order of their arrival to the meeting, as opposed to taking plans in the order that they were submitted to the ECIA. Also discussed was whether we may want to look again at the range of plans that approved via Consent approval by staff, as this may be able to be expanded. Currently the ECIA (Mark and Jocelyn) review and approve of plans for Restucco or repainting of homes, as well as white roofing membranes, new compliant window and doors, and other minor plans that meet the standards established in the Eldorado Covenants and Guidelines. To date the staff has never approved of any fences or other structures, as that has been the sole purview of the Committee. We can look at this in a future meeting.

FINAL ORDER OF BUSINESS: The meeting was adjourned at 5:30 PM

Submitted By: Mark Young, Staff Representative

