

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of July 12, 2022 DRAFT 1**

**TIME AND PLACE:**

The bi-monthly meeting of the ECIA Architecture Committee was held on July 12, 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: Chair, Katherine MORTIMER, Co-Chair John McDermon, Casey Cronin, Larry Ward and Bryan Baldwin.

There was no Board Members present as the Board Liaison, and Mark Young was present as Staff representative A quorum was established for this meeting.

**Consent Agenda Approvals:**

<b>UBL</b>	<b>Address:</b>	<b>Resident:</b>	<b>Project:</b>	<b>Details:</b>
11608	12 Camerada Rd	Sue Forker	Roller shades	Compliant color and style
20601	7 Dovela Pl	Todd Van Dyke	Adding Block Window	Complaint design
11903	4 Hidalgo Ct.	Sarah Connelly	Replacing Front door	Compliant style
20604	7 Dovela PL	Todd Van Dyke	New windows	Compliant style
31331	1 Torreon Pl	Stan Wilodek	Restuco	Compliant color
32528	93 Verano Lp	Katie Graham	New Windows	Compliant Style
30240	14 Ensenada Dr	Catherine Spicocchi	New Gates	Compliant style
35328	39 Aventura Rd	Don Quintana	New Window in Shed	Complaint style

**New Business:**

1. UBL# 1-19-10, Brian Adams, 16 Fortuna Road, with plans for a Roof Mount Solar- Ballasted and low profile array. These plans were approved with the stipulation that the applicant shall contact the ECIA at the time of panel installation for the ECIA to confirm that the racking system is as was approved.

2. UBL # 33903, Corey Micander, 12 Avalon Road, with plans for a large accessory structure. The plans were approved with the stipulations of having downward shielded exterior lights and that the applicant, before construction begins, shall stake out the project and contact the ECIA for verification of the distances to the property lines. As well the color of the structure shall match the color of the primary home. Lastly, this structure is not allowed to have a kitchen in it or it will be in violation of the covenants.

- 3. UBL# 3-22-14, Kim Tobin, 88 Verano Loop, with plans for a new Pergola and new fence and replacing deck. The pergola plans were approved with the stipulations of having downward shielded exterior lights and stained a natural wood stain color. The variance request for the fence tabled pending a site visit and review by the Committee at the home on Thursday July 28th at 10 AM.**
- 4. UBL# Cisi Carreon, 32 Lucero Road, with plans for a new shed. The Committee voted to approve of the plans with the stipulations as follows: 1. The shed shall be painted to match the homes stucco color. 2. The resident shall plant a minimum of 4 trees that are to be a minimum of 4 feet tall and evergreens. The resident is required to contact the ECIA, before planting, to verify the location of the trees.**
- 5. UBL # 2-06-04, 7 Dovela Road, with plans for replacing part of a fence with a higher fence and adding two gates. These plans were approved with the stipulation that the stringers shall be on the inside of the fence and the gate posts shall be 6" x 6" and the door and gates to be of wood and stained the same color as the portal wood.**
- 6. UBL # 1-39-24, Carol Sanguinette, 1 Domingo Place, with plans for a new coyote fence. These plans were approved with the stipulation that the stringers shall be on the inside of the fence and the resident shall stake out the fence location and contact the ECIA to verify the fence distances to the property lines before the project starts.**
- 7. UBL # 3-30-04, Ellen Premack, 1 Tasa Place, with plans for a wood ramada/ Aviary structure. These plans were approved with the stipulation that the structure shall be stained to match the homes stucco color.**
- 8. UBL # 1-41-09, Jennifer and Keith Cerny, 3 Balsa Rd, with plans for the Conversion of existing garage bay to bedroom, leaving a 2 car garage in place. These plans were approved with the stipulation that the stucco shall match the color of the home and all exterior lights shall be downward shielded. Additionally this structure shall not have a kitchen or would be in violation of the Covenants.**
- 9. UBL # 3-53-02, Scott Blevins, 3 Avila Road, with plans to add a Patio Roof to cover studio/patio. These plans were approved with no stipulations.**
- 10. UBL# 3-18-28, Charlotte Hetherington, 61 Moya Rd, with plans for Installing awning above eastside exterior door. These plans were approved with no stipulations.**

**11. UBL # 3- 51-17, Marc Bedner, 1 Caliente Place, with a Variance request to allow for painting of water cisterns, without any further Screening, while the ECIA Guidelines for protective Covenants require further screening measures. The Committee discussed this variance at length and voted to not recommend approval of this variance request due to the fact that the resident does not have a firm justification as to why they cannot be screened as required in our governing documents. Additionally, these were installed without ECIA approval as required in the Covenants. Had the resident sought the required approval, prior to purchasing the Cisterns, and this would not be an ongoing violation.**

**12. UBL# 3-53-28, Jonathan Owen, 13 Cagua Rd, with plans for replacing part of fence with new fence with stucco pilasters. This required a variance due to the fact that the amount of enclosure space exceeds 4000 sq. ft. This request is recommend for approval. due to the fact that these enclosures were constructed by a previous owner and more than 10 years ago.**

**1. John McDermon moved to accept the June 28th, Committee meeting minutes and this was seconded by Bryan Baldwin and was approved by all members.**

**2. The committee discussed the fact that we should add complaint style window awnings to the list of items that could be approved via the Consent approval and for Mark to add this when do the next Guidelines update.**

**FINAL ORDER OF BUSINESS:**

The meeting was adjourned at 4:50 PM

Submitted By:

Mark Young, Staff Representative





