

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on April 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: Katherine Mortimer, Casey Cronin, Larry Ward, Bryan Baldwin  
James Caruso was present as Board Liaison as well as 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 12 residents attending the meeting and 1 guest.

Consent Agenda Approvals:

UBL#	Address	Resident:	Project	Comments
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1. Bryan Baldwin moved to approve of the Architecture Committee Meeting Minutes for the 3/22/22 Meeting Minutes and this was seconded by Larry Ward and passed unanimously.

Old Business:

1. UBL# 3-17-07, Robert Felice, 3 Manzano Lane, with a variance request to allow for an Addition to a large accessory structure with variance for no connecting feature. The Committee voted to recommend approval of the variance request to not have a connecting wall, due to the fact that the planned addition is to an existing large accessory structure with a long-standing and previously approved condition of not being connected to the home. The existing structure was approved without a connecting feature back in 1984 and as such is an existing and grandfathered condition.

2. UBL# 1-28-39, Gail Trotter, 24 Cerrado Loop, with plans for a 2nd story bedroom addition and a variance request. The Committee is recommending approval of your variance request to allow for a structure more than 18 feet in height. The justification for this recommendation is that the original home was approved by the ECIA with this 2nd story and at 19'4" and the planned addition is no taller than the existing home and only is adding some square footage but no height to the structure and as such will not be contrary to the intent of the Covenants.

New Business:

3. UBL# 1-40-32, Jennifer Cavallaro, 14 Balsa Drive, with plans for a new wall and slider. The Committee approved of these plans with the stipulation that the wall stucco color shall match the color of the home.

4. UBL# 2-16-23, Roberta Blasini, 1 Gavilan Road, with plans for a Low-profile roof mount solar PV. These plans were approved with no stipulations.

5. UBL# 3-44-20, Nicolas Esperet, 8 Melado Drive with plans for a Ground-Based Solar Array. These plans were not reviewed at this meeting at the request of the applicant and will be reviewed at the April 26th meeting.

6. UBL# 1-40-35. Jennifer Ryan and Jennie Dunn, 15 Balsa Drive, with plans for a Large Accessory structure. These plans were not reviewed at this meeting at the request of the applicant and will be reviewed at the April 26th meeting.

7. UBL # 1-28-22, Dan Gowe, 5 Casa Del Oro Lane, with plans for a Ramada / Pergola. These plans were approved with no stipulations.

8. UBL# 3-22-38, Jason Park, 136 Verano Loop, with plans for a Wood post and wire fence. These plans were approved with the stipulation that the applicant shall stake out the project area and property line and contact the ECIA for measurements before any work begins.

9. UBL# 3-07-18, Nathan Jelenich, 109 Monte Alto Road, with plans for changing fence location from previous approval. These plans were approved with no stipulations other than the fact that the wire must be of a compliant design.

10. UBL# 30527, William Foppert, 6 Sombra Ct, with plans for a small Accessory Structure with a variance request due to the distance of the shed to the home. The committee voted to do a site visit on April 13th to review it on-site. The results of the site visit were that the applicant agreed to add a 6-foot-tall coyote screening fence to screen the shed and as such the Committee agreed to recommend approval of the variance request to the ECIA Board for review at the April Board meeting. The stipulations attached are that the fence shall have stringers on the inside of the fence and the shed shall match the color of the homes stucco.

11. UBL# 3-18-31, Anna Covington, 1 Joya Court, with plans for a New Portal and Deck. These plans were approved with the stipulation that the stucco parts of the portal shall match the color of the homes stucco and any exterior lighting shall be downward shielded.

12. UBL# 1-28-21, Kathy Whitman, 7 Casa Del Oro Ln, with plans for a Home Addition of a greenhouse / Studio. The stipulation attached to this approval is that the stucco color of the addition shall match the color of the home and the applicant should come to the ECIA with their choice of windows for the structure, before they are purchased, to ensure that they are of a compliant design.

13. UBL# 3-28-26, Tom Moore, 5 Puerto Road, with an RV screening plan for existing fabric screens he installed to screen his trailer. These plans were approved with the stipulations as follows: 1. The front shade shall be in place when the trailer is on the lot. 2. When the shades become torn or worn, they should be replaced with new ones that are a dark brown color.

14. UBL # 1-16-16, Tom Ward, 9 Recado Road, RV screening fence with variance for encroachment into the 20-foot setback. This variance request is being recommended by the Committee as this is a logical place on the lot for the RV fence and the applicant needs this additional space to back up the RV into the planned fenced enclosure area. As well, the neighbor at 11 Recado Road (who shares this property line) is in favor of this encroachment in order to get the RV screened with the fence.

15. UBL# 2-24-02, Thomas Chymbor, 16 Chapala Road, with a Variance request for a large accessory structure to be more than 15 feet from the home. The Committee moved to recommend approval of this variance with the justification that this distance is needed to help preserve the natural drainage on the lot.

16. UBL # 3-59-7, Bridgette Bruggemann, 14 Condesa Road, with plans for a Detached Studio Addition. These plans were approved with the stipulation that the studio and connecting wall color shall match the colors of the home.

17. UBL# 3-29-11, Martha Jackson and Mike Dutch, 9 Torneo Road. With plans for enclosing existing portal to a new room. These plans were approved with the stipulation that the color of the new room match the homes stucco color and all exterior lighting shall be downward shielded.

18. UBL# 1-60-08, Robert Tate, 16 Tarro Road, with plans for a new spiral staircase. These plans were approved with the stipulation that the staircase shall be color matched to the homes stucco color.

#### FINAL ORDER OF BUSINESS:

The meeting was adjourned at 5:15 PM

Submitted By:

Mark Young, Staff Representative