

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of Oct. 25, 2022 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on Oct. 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: Chair, Kathrine Mortimer, Co-Chair John McDermon, Gary Moran and Bryan Baldwin.

Carol Sanguinetti was present as Board Liaison and Mark Young was present as Staff representative. A quorum was established for this meeting.

Consent Agenda Approvals:

| <u>UBL</u> | <u>Address:</u> | <u>Resident:</u> | <u>Project:</u> |
|-------------------|------------------------|-------------------------|------------------------|
|-------------------|------------------------|-------------------------|------------------------|

| | | | |
|-------|---------------------|--------------|---------------------------|
| 20204 | 5 Gualdo Rd | Amy Sheridan | Re-stucco Compliant color |
| 12606 | 6 Casa del Oro loop | John Stick | Re-stucco Compliant color |

New Business:

1. UBL# 3-18-04, Jeanie Osuna Macisaac, 109 Moya Road, with plans for a Roof Mount Solar. These plans were conditionally approved with the stipulations that 1. The applicant shall re-submit the roof parapet/array elevation plans so that they are accurate. 2. The applicant shall send a revised site plan showing the roads accurately. 3. The resident shall contact the ECIA at the time of panel installation so the the ECIA can come to the home to verify that the installation is as was approved.

2. UBL# 1-62-03, Gregory Durrell, 5 Sabroso Ct., with plans for a Roof mount solar PV system with no visibility of the panels. These plans were approved with no stipulations.

3. UBL# 1-16-10, Nick Aranda, 8 Camerada Road, with plans for a Ground Mount Solar Array. After extensive discussions on the location of the proposed array, these plans were tabled, and the applicant shall re-submit new plans to the ECIA for review and hopefully move the array closer to the home. At that time the Committee will most likely require a mock up done along with a site visit by the Committee and any interested neighbors.

4. UBL # 2-21-06, Karen Rodney, 4 Gavilan Place, with plans for a 4.8 Kw roof mount solar array - no visibility over parapets. These plans were approved with no stipulations.

5.. UBL # 3-31-16, Patty Sipe, 1 Oriente Ct, with a Variance request for fence encroachment. These plans were tabled pending notification of the adjoining neighbors to the lot, as per the ECIA Variance Setback Procedures. Additionally, the applicant plans to come back with plans to add a gate to the fence. The Committee, however, did feel that this variance request would be justifiable as it was done due to survey error and that it could be less impactful if stained a darker color and softened with vegetation planted on the roadside.

6. UBL # 1-66-20, William Walker, 1 Recado Road, with plans for a green Awning over door. These plans were approved with no stipulations except the fact that the awning approval is for a studio and not a casita, as Casitas are not allowed in Eldorado.

7. UBL # 3-25-09, Michelle lasilli, 19 Verano Loop, is requesting a revised Variance to allow for a greenhouse to be located more than 15 feet from the home. While the resident had received variance approval from the ECIA Board on September 20, 2022, for this same project, site work revealed the fact that the original site was over the septic system and they are requesting that the Greenhouse be moved a little to the East, away from the Septic system. The Committee voted to support this revised variance request and recommend approval to the Board. The Committee felt that this revised request is justified as it no further from the home, is still enclosed inside a fenced enclosure and not visible to neighbors. As such this revised request will not be any more impactful to neighbors than the previous location.

8. UBL # 1-42-11, Greg Hoehne, 4 Jornada Ct. with plans for a Small Accessory structure. These plans were approved with the stipulation that the roof shall be non-reflective, and color of structure shall match the color of the home.

1. The Committee moved to accept the October 11, 2022, Committee meeting minutes and this was approved by all members.

FINAL ORDER OF BUSINESS:

The meeting was adjourned at 4:45 PM

Submitted By: Mark Young