

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of February 28, 2023 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on February 21, 2023 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, Casey Cronin and Larry Ward.

Mary Bonilla 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>	<u>Details:</u>
-------------------	------------------------	-------------------------	------------------------	------------------------

32410	35 Verano Loop	Gus Fleischman	Restuco w/ complaint color Sedona	
-------	----------------	----------------	-----------------------------------	--

Old Business:

1. UBL # 3-53-29, Christina Lancaster, 15 Cagua Road, with plans for solar array. The Committee had conducted a site visit to this property and voted to approve of the solar array with the stipulation that the resident shall plant at least 5 - 7 foot tall Juniper tress (in the locations shown on the site plan) to screen the array and the resident shall continue to maintain and water them for the life of the array. The resident shall work with the neighbors at the time of planting to ensure that they are planted in the correct locations.

2. UBL # 3-35-09, Curtis Smith, 12 Chusco Road, with a variance request to allow for 5 privacy fences to remain 8 feet into the 50 foot road side setback. These fences were built without ECIA approval a few years ago and the Committee conducted site visits to review them. The committee voted to approve of the variance request with the stipulation that the owner move the one taller fence behind the trees as it was the most visible. Additionally, the resident shall send a revised site plan showing the exact location of these fences, once the one fence was moved.

3. UBL# 1-54-17, Sam Finn, 9 Quedo Road, with a variance request to allow for replacing deck with pavers and adding a cable railing system with black metal posts and stainless steel safety wires in place of fence spindles. The committee had previously tabled this agenda item so as look at a similar wire that was had been installed in Eldorado. After extensive discussions the committee voted on this variance request and the result of the vote was 3 in favor of recommending approval to the Board and 2 against. Their justification for recommending approval of this variance was that they feel this is a more stable material in our environment, would not be visible to their neighbors and they felt that its use was not contrary to the intent of the covenants. The two who voted against the variance gave their pointed out that there is no that no where in the Eldorado Covenants or Guidelines are metal fences allowed, and only metal was allowed for other structures, when it looked like wood, which this material does not.

4. UBL # 3-32-08, Dr. Phillip Kosch, 8 Moya Loop, with plans for a new stucco wall. These plans were approved with the stipulation that the applicant shall contact the ECIA, before constructions begins, so that the ECIA can verify that the setbacks are being respected. Additionally the stucco color of the wall shall match the homes stucco color.

New Business:

5. UBL# 1-56-05, Jacy Oliver, 83 Herrada Rd, with a Variance request for new large accessory structure. After extensive discussions the committee decided to conduct a site visit at the property on Thursday, March 9th at 10 AM.

6. UBL# 1-55-01, Herb Siegel, 1 Dulce Rd. with a Variance request for new porch. The Committee voted to recommend approval of this variance with the justification that the overall design of the covered porch, with corbels and beams are in keeping with the architectural style of the home. Additionally, the metal roof, of a tan color and low slope will hardly be visible at all and not contrary to the intent of the covenants.

7. UBL# 2-15-29, Susan Mitchell, 17 Espira Ct., with plans for a Roof Mount Solar. These plans were approved with the stipulation that the that resident shall contact the ECIA at the time of panel installation, to ensure that the system is as was approved.

8. UBL # 3-25-09, Michelle and Jeff Isalli, 19 Verano Loop, with a variance request to allow for a new portal with a metal roof and of a different architectural style than the home and exceeding the maximum allowed 30% of the facade allowed for a different architectural style. The Committee voted to recommend approval of this variance with the justification that the overall design of the covered porch, with corbels and beams are in keeping with the architectural style of the home. Additionally, the metal roof, of a tan color and low slope will hardly be visible at all and not contrary to the intent of the covenants.

9. UBL# 1-65-11, William Scott, 26 Quedo Road, with plans for a new 2 car garage. These plans were approved with the stipulation that all lighting shall be downward shielded and stucco color shall match the homes stucco color.

10. UBL # 1-26-22, Robert Lareau, 4 Casa Del Oro place, with plans for a new detached garage. These plans were approved with the stipulation that all lighting shall be downward shielded and stucco color shall match the homes stucco color.

11. UBL # 2-23-05, Chris Beischel and Elizabeth Jameyson, 17 Esquilla Road, with plan for a wood post and wire fence. These plans were approved with the stipulation that the resident shall re-submit a revised site plan showing the actual distance of the fence to the property line. This is shown as # 2 on the site plan.

12. UBL # 3-25-14, Thomas Zane, 9 Verano Loop, with plans for a new detached garage with a small wall and gate as the connecting feature. These plans were approved with the stipulation that all lighting shall be downward shielded and stucco color shall match the homes stucco color. Also the resident is required to stake out the project distance to the front property line, before construction begins, and contact the ECIA for staff to come out and verify that that setback is not being encroached upon.

1. The Committee moved to accept the February 14, 2023 Commiteee meeting minutes and this was approved by all members.

2. The Committee discussed the draft of the 2022 architectural committee annual report and made some minor changes to this document.

3. The Committee discussed the fact that the ECIA Board had discussed the approval of allowing for the 6 month pilot project of the Arch. Committee having the authority of making variance decisions on encroachments into setbacks could continue on a permanent basis. Since this was not made as a formal board motion, I some committee members pointed out that this should be made as a formula motion at the March Board Meeting.

FINAL ORDER OF BUSINESS:

There was no further Business but the next regular meeting will be March 7th at 3 PM.

The meeting was adjourned at 5:30 PM

Submitted By: Mark Young