

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of May 23, 2023 Draft 2**

**TIME AND PLACE:**

The Bi-monthly meeting of the ECIA Architecture Committee was held on May 23rd, 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.

James Herbert was present as Board Liaison and Board Members Mary Bonilla and Ken Howard were also present. Mark Young was present as Staff representative. A quorum was

Consent Agenda Approvals:

<b><u>UBL</u></b>	<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>Nature of Project</u></b>
32110	Tasio Hernandez	60 Moya Rd	Roof renovations
20406	Dale Stahlecker	30 Fonda Rd	Re-roofing
14901	Felicia Probert	15 Gaviota Rd	Window Replacement & Restucco
14113	Dianne Duenzl	62 Ave De Compadres	Door replacement
12613	Thomas Mauter	20 Casa Del Oro Lp	Roof Replacement
33412	Andrew Espinoza	19 Moya Loop	Raising wall height
35302	Scott & Deb Blevis	3 Avila Rd	Restucco

**New Business:**

1. UBL # 3-07-08, Kristine Cromwell, 17 Descanso Rd, with plans for an 8 foot tall RV screening fence. These plans were tabled as a site visit is needed before any decisions can be made. There is a site visit planned for Tuesday May 30th at 10 AM.

2. UBL # 1-23-17, Jeanine Brown, 6 Encinitas Road, with plans for an addition to existing ground mount solar array. These plans were tabled as a site visit is needed before any decisions can be made. There is a site visit planned for Tuesday May 30th at 12: 30 PM.

3. UBL# 3-24-02, Craig Bowen, 5 Verano Drive, with plans for a Low profile Roof mount Solar PV System. These plans were approved with no stipulations.

4. UBL # 3-13-11, Andrew Martin, 2 Mariano Road, with plans for a Roof Mount Solar array. These plans were approved with no stipulations.

**5. UBL# 1-54-36, Jill and Brian Fredrickson, 16 Aventura Road, with plans for a Roof Mount Solar array with visibility over parapets. These plans were approved with no stipulations.**

**6. UBL# 1-63-03, Tom Enns, 5 Sabroso Road, with plans to bring a 3 foot tall Coyote fence built with out approval onto a wall into approval. The committee voted that the project could not be approved as constructed. For the fence to be compliant and approvable, and therefore allowed to remain, the resident is required to move the metal supports (stringers) to the inside of the fence. Until that change is completed, the fence remains unapproved and out of compliance.**

**7. UBL # David Hernandez, 4 Carlito Road, with plans for a 6 foot tall screening fence for solar array. These plans were approved with the stipulation that all the stringers (horizontal supports) shall be located on the inside of the fence.**

**8. UBL# 1-59-32, John Gingrich, 14 Antigua Rd, with plans for adding height to existing block/stucco wall. These plans were approved with the stipulation that the stucco color of the new work shall match the color of the homes stucco.**

**9. UBL # 1-52-06, Shane Herron, 12 Estacada Rd, with plans for a Wood post and wire fence. These plans were approved with the stipulation that the fencing wire used shall be of a compliant design.**

**10. UBL # 3-21-10, Tasio Hernandez, 60 Moya Rd, with plans to add a metal roof to a home of pueblo revival style and with parapets. These plans were denied due to the fact that there were many essential elements missing for the style of a northern NM home, which is the style of home that adding a metal roof would become. The applicant is asked to re-submit revised plans that would meet the required roof pitch for this style home ( 4.5.3.3. Maximum pitch over main dwelling shall not exceed 12" in 12" and minimum pitch shall be 8" in 12") and have the following essential elements: 4.5.1.2. Steep pitched gable metal roofs, extending over a portal running the entire length of at least one side. 4.5.1.3. Square wood columns and beams supporting the portal.**

**11. UBL # 2-14-03, Robert Turley, 3 Aula Ct., with plans for Modifications to existing fence. These plans were approved with the stipulation that the fencing wire used shall be of a compliant design.**

**12. UBL# 1-63-04, Bob Broshears, 7 Sabroso Rd, with plans for adding wood slats to the outside of the existing metal fence, to bring into compliance with the covenants. These plans were approved with the stipulations that the resident shall use wood on the outside of the fence and enclosure the vertical metal posts in wood. As well they shall acid wash the interior of the fence to make it appear more like wood. The ECIA requires that the resident first complete a mock up section of the fence and stop work, so that the Committee can then perform a site visit to ensure that the changes are acceptable. At the time of the inspection, the committee will advise the homeowner if they proceed further with this work.**

**13. UBL# 2-18-26, Daniel Walden, 12 Alondra Road, with plans for a New Shed. These plans were approved with the stipulation that the applicant shall contact the ECIA after installation so that the ECIA can review the color of the shed, relative to the existing wood fence to ensure that the color works well. The shed sides shall be of one solid color and not have contrasting door or window trim colors. Should the ECIA finds that the shed colors do not help to screen the shed, the ECIA may require that the shed is painted to match the homes color.**

**14. UBL# 1-37-02, Nina Gordon, 4 Domingo Rd, with plans for new coyote fence. These plans were approved with the stipulation that the stringer shall be on the inside of the fence.**

**15, UBL# 3-34-12, Andrew and Melissa Espinoza, 19 Moya Loop, Adding Coyote latillas to existing wall to a height of 7 1/2 ft. These plans were approved with the stipulation that any stringers or supports shall be on the inside of the fence and the stucco color of the wall shall match the homes stucco color. It is the understanding from this meeting that the resident will continue to cover their RV, when on the lot in this enclosure area.**

**1. The Committee moved to accept the May 9th, 2023 Commiteee meeting minutes and this was approved by all members.**

**2. The delegation request we talked about was for the Board to delegate variance approval authority for the requirement that accessory structures be sited no more than 15' from the existing home to the AC.**

#### **FINAL ORDER OF BUSINESS:**

**There was no further Business but the next regular meeting will be June 13th at 3 PM.**

**The meeting was adjourned at 5:20 PM**

**Submitted By: Mark Young**