

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of May 9th, 2023 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on May 9th, 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, 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:

UBL	Resident	Address:	Project:
35304	David McCafferey	7 Avila Rd	Window Replacement
12321	Stewart Allison	1 Encantado Pl	Restucco
11621	James O'Connor	4 Lucero Rd	Re-roofing
31507	Anthony Airhart	6 Valencia Loop	Window replacement & Restucco
31631	Andy & Carrie	20 Monte Alto Rd	Restucco
32212	James Olsen	84 Verano Loop	New door
14738	Robert Suspanic	2 Estambre Ct	Window Replacement
34404	Gale Schober	21 Palacio Rd	Restucco
14909	Lisa Martin	37 Estambre Rd	Restucco
30238	Perry Peckhan	1 Eldorado Circle	Re-roof
10804	Mark Young	47 Camerada Rd	Restucco

New Business:

1. UBL # 1-63-04, Arthur Carrillo, 7 Sabroso Road, with a Variance request for non-complaint steel fence and wall, built without ECIA approval. There were 3 variances for this project and this is how the committee voted: For Variance 1, for use of non-approved material (Steel instead of wood), the Committee recommends approval of this a variance to the Board with the following Stipulations:

- a. Acid washing of the metal will result in a brown patina that looks like wood
- b. We have approved the use of metal where wood has previously only been allowed as it provides for durability, when the metal is treated in such a way that it appears to be wood.

For Variance # 2, with a gap of up to 4 inches between vertical members (which exceeds of the 1-inch maximum allowed). The Committee recommends approval of this a variance to the Board with the following Stipulations:

- a. We presumed that the reason for the limitation to 1-inch gap is to avoid coyote fences that have large gaps making the fence look incomplete and to avoid picket type fences that are not consistent with the architectural styles allowed in Eldorado. This fence has 5.5" wide vertical members separated by gaps up to 4 inches and has a top and bottom rail. This design appears to be an open slat fence that is a variation on a cedar slat fence. The main differences between this fence and a picket fence are the ratio of the vertical member to the gap size and having top and bottom rails. Given that this is neither a coyote fence nor looks like a picket fence, the Committee voted to recommend approval of this variance to the ECIA Board with one member abstaining from the vote. Lastly the resident shall provide an updated variance request form explaining their desires and justification to have the 3 variance approved without

2. UBL # 1-40-21, James Caruso, 11 Balsa Court, with plans for a Small accessory structure. These plans were approved with the stipulation that the shed is painted to match the color of the home.

3. UBL# 2-18-38, Kim and Terry Horther, 20 Gavilan Road, with plans for Enclosing existing portal with screening. These plans were approved with no stipulations.

4. UBL # 3-27-11, Todd Handy, 3 Conchas Ct., with plans for a Variance for lg. accessory structure more than 15 feet from home. The committee voted to recommend approve of this variance for allowing for a distance of more than 15 feet from the primary home with the justifications that there numerous mature trees that would need to be cut down, or trimmed severely to get the shed within 15 feet of the home. Additionally, these trees will act to screen

5. UBL# 2-23-23, John Endres , 32 Herrada Rd, with plans for a Small accessory structure and screening fence. These plans were approved with the stipulation that the roof shall have shingles of a complaint color.

6. UBL# 1-02-24, John and Anne Pearson, 38 Encantado Loop, with plans for a Large Access. Structure. These plans were approved with the stipulation that the resident shall contact the ECIA, once the project is staked out, but before work begins to ensure that the setbacks are being respected.

Other Business:
approved.
25th at 3 PM at the ECIA.

The meeting was adjourned at 5 PM.

Respectfully Submitted:

Mark Young