

Eldorado Community Improvement Association, Inc. *Architecture Committee*
Meeting Agenda June 13, 2023 at 3 PM -

AAC MEMBERS:	Katherine Mortimer – Chair	Casey Cronin	Gary Moran	Bryan Baldwin
Meeting will start at 3 PM	Co-Chair- John McDermon	Larry Ward		
Members Present *	Staff Member:	Mark Young	Board Liaison	
	Projects: (4)	Approved: (0)	Board Review: (0)	Compliance: (0)
New Home: (0)	Addition: (1)	Lg. Acc: (1)	Sm. Acc: (0)	Garage: (0)
Fence: (0)	Wall: (0)	Portal: (0)	Ramada/Pergola: (1)	Studio: (0)
				Other: (0)
Solar Array: (2)	RV Screening Plan (0)	Cistern: (0)	Driveway Gate: (0)	Carport: (0)

Consent Agenda Approvals:

UBL	Address	Name	Nature of Project
21709	23 Frasco Rd	Robin Silverman	Stucco repairs w/ Adobe Brown
31005	66 Monte Alto Rd	Mark & Kelly Smith	Awning/Shade sail system
13910	44 Balsa Rd	Walter Gloeckler	Replacement coyote fence
21622	3 Frasco Rd	Monika Bittman & D.Cole	Window replacement/stucco repairs
10415	29 Encantado Loop	Catharine Ferguson	Shade Sail

Announcements:

1. Mark (Zoom) will announce that the meeting is being recorded.
2. Review of the Meeting minutes from the May 23rd, 2023 AC meeting.

New Business	
Project	1.
UBL:	3-23-01
Name:	Casey Carlson
Project Address:	49 Verano Loop
Project Type	Low Profile roof mount array
Project	2.
UBL:	2-06-18
Name:	Christi and Andrew Balzarini
Project Address:	3 Dovela Ct
Project Type	Large accessory structure
Project	3.
UBL:	2-23-02a
Name:	Bob Shakelee

Project Address:	14 Reno Place
Project Type	Ground Mount Solar Array
Project	4.
UBL:	3-41-03
Name:	Lauren Brubaker
Project Address:	5 Melado Dr
Project Type	New storage room addition
Project	5.
UBL:	3-38-20
Name:	Leslie Otten
Project Address:	4 Puerto Way
Project Type	Portal and Pergola
Project	6.
UBL:	1-02-04
Name	Sharon Davis
Project Address:	8 Encantado Loop
Project Type	Temporary Greenhouse
Project	7.
UBL:	2-32-06
Name:	Greg Higgins
Project Address:	3 Reno Rd
Project Type	New Addition
Project	8.
UBL:	1-17-15
Name:	Cisi & Guillermo Carreon
Project Address:	32 Lucero Rd
Project Type	Fence
Project	9.
UBL:	2-04-04
Name:	James Martinez
Project Address:	26 Fonda Rd
Project Type	Latilla fence
Project	10.
UBL:	3-02-19
Name:	Robert Chapman
Project Address:	6 Cagua Ct
Project Type	Garden Shed
Project	11.
UBL:	2-06-17
Name:	Jill & Ivan Aguilar

Project Address:	1 Dovela Ct
Project Type	Stone benches
Project	12.
UBL:	3-26-16
Name:	Carolyn Wright
Project Address:	34 Verano Loop
Project Type:	Roof Solar Mount

New Business:

1. Guideline review meeting updates
2. Committee to delegate approval of fence repair/replacement projects to the ECIA staff and that such approvals will be documented as consent agenda items. In the motion, how about we define the limits of the delegation to be:

Fence projects approvable by ECIA staff shall be limited to projects that repair or replace an existing previously approved fence with a fence in one of the approved styles, per the current architectural guidelines, while maintaining the existing fence line, provided there are no setback violations or variances. These approvals will then be documented as a consent agenda item on the agenda of the next Architecture Committee meeting. If, at any time during the process, the ECIA staff does not feel a project meets these criteria they will forward the project to the Architecture Committee for consideration at the next regularly scheduled meeting.

NOTES:

1) I went a bit farther and included “replacement” as long as they’re using a compliant fence design, do avoid having to define the difference between repair and replacement - is replacing 50.0001% of the a “replacement” or a repair? Functionally, as long as the applicant is proposing the use of a complaint design, I don’t see a difference between repair or replacement.

2) I added the not setback violations or variances with the idea that if there is a variance, even if it was previously approved, if the applicant is proposing to replace the fence, it’s a good time to revisit the need for the setback variance and to see if a realignment could eliminate the variance. Kind of like having to bring a home up to code when you touch something like electrical or plumbing in a project.

Adjournment

