

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of June 13, 2023 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on June 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 Mark Young was present as Staff representative A quorum was established for this meeting.

Consent Agenda Approvals:

UBL	Address:	Resident:	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

Old Business:

1. 1-23-17, Jeanne Brown, 6 Encantado Road, with plans for a Ground mount solar array where the array is being increased in size by 6 more panels. The Committee did perform a site visit to the lot on May 30th to determine the need for further screening. At this site visit they determined that some further screening would be required. At the meeting the applicant refused to add further screening and thus the Committee voted unanimously to deny these plans and asked the resident to come back with some kind of screening plans or with a variance request that would then be heard by the ECIA

New Business:

2. UBL # 3-23-01, Casey Carlson, 49 Verano Loop, with plans for a Low Profile roof mount array. These plans were approved with no stipulations.

3. UBL # 2-06-18, Christi and Andrew Balzarini, 3 Dovel Ct, with plans for a Large accessory structure. These plans were approved with the stipulation that any exterior lighting shall be downward shielded and the stucco color shall match the color of the homes stucco.

4. UBL# 2-25-02A, Bob Snakelee, 14 Reno Place, with plans for a Ground Mount Solar Array. These plans were tabled pending the installer putting up a mock up of the array so that the Committee can then do a site visit to see if screening of the array would be needed or not.

5. UBL# 3-41-03, Lauren Brubaker, 5 Melado Dr. with plans for a New storage room addition. These plans were approved with the stipulations that the stucco color shall match the color of the homes stucco and any lighting shall be downward shielded.

6. UBL# 3-38-20, Leslie Otten, 4 Puerto Way, with plans for a Portal and Pergola. These plans were approved with the stipulation that the metal roof shall be of a complaint Eldorado color and of a low light reflective value.

7. UBL # 1-02-04, Sharon Davis, 8 Encantado Loop, seeking approval for an existing Temporary Greenhouse. This plan was approved as a temporary structure with the condition that that the structure shall be taken down at the end of the growing season, which is from May 1st to Oct. 31st. As well the Committee encourages the resident to consider adding some trees for screening the greenhouse. Should the resident want to not take this down each fall they are required to come back to the Committee with

8. UBL# 2-32-06, Greg Higgins, 3 Reno Rd, with plans for a new Addition. These plans were approved with the stipulations that the stucco color shall match the color of the homes stucco and any lighting shall be downward shielded.

9. UBL # 1-17-15, Cisi & Guillermo Carreon, 32 Lucero Rd, with plans for a Fence. These plans were tabled with a need to confirm the distance of the fence to the property line as being no less than 50 ft.

10. UBL # 2-04-04, James Martinez, 26 Fonda Rd, with plans for a Latilla fence. These plans were approved with the stipulation that the metal posts shall not be taller than the fence and it as well as the stringers shall be on the inside of the fence. Additionally, the fence gaps cannot exceed 1".

11. UBL # 3-02-19, Robert Chapman, 6 Cagua Ct, with plans for a Garden Shed. These plans were tabled due to the fact that there was not a screening plan for the shed and the Committee requires that the applicant come back with plans for screening the shed, as required in the building guidelines.

12. UBL# 2-06-17, Jill & Ivan Aguilar, 1 Dovel Ct, with plans for a Stone wall and latilla fence. The committee approved of these plans with the stipulation that the stringers shall be the inside of the fence.

13. UBL # 3-26-16, Carolyn Wright, 34 Verano Loop, with plans for a Roof Solar Mount array. These plans were approved with the stipulation that the installer shall contact the ECIA, at the time of installation, to allow the ECIA to inspect the array to ensure that it will be as planned.

14. UBL # 1-47-31, Sheryl Corchnoy, 7 Estambre Ct, with plans for a Fence with variance for encroachment. These plans were tabled pending a site visit to the home for the Committee to evaluate if the variance request is justified.

15. UBL # 1-60-23, Patricia Sill, 4 Antigua Place, with a Variance request for fence in utility easement. The Committee voted unanimously to deny this variance request as they feel that there are other locations where these fences could be built that do not encroach into the 10 foot utility easement. They asked that the applicant come back with revised plans that moves the fence out of the setback area.

16. UBL # 3-05-21, Gabrielle Viethen, 7 Altura Rd, with plans for Replacing garage door with door and windows. These plans were approved with no stipulations.

17. UBL# 15421, Leslie Register, 23 Bonito Road, with plans for a new fence/stucco wall. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.

1. The Committee moved to accept the May 23rd, 2023 Commiteee meeting minutes and this was approved by all members.

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

3. The committee discussed the mock-up repaired fence at 7 Sabroso Road and voted that the revised fence was ok, provided that all the exposed metal was acid washed to prevent reflectivity and make the metal appear more wood like.

FINAL ORDER OF BUSINESS:

There was no further Business but the next regular meeting will be June 27th at 3 PM.

The meeting was adjourned at 6:00 PM