

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of June 27, 2023 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on June 27th, 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:

UBL	Resident:	Address:	Project:
34610	Andrea Sutton	2 Palacio Rd	Window replacement/Restucco
11720	Bill Todino	2 Birla Ct.	Restucco
13916	Phil Moon	26 Domingo Rd	Garage door replacement
15907	Naomi Harrison	15 Ladera Rd	Restucco
14514	Michael Kosdan	16 Jornada Place	Window Replacement
16406	Jack Fulton	8 Isidro Road	Restucco

Old Business:

1. UBL# 1-23-17, Jeanne Hunter, 6 Encantado Road. With a Screening plan for addition to ground mount solar array. After extensive discussions the Committee voted to approve of the plan with the stipulation that a total of 5 trees are planted and that the resident shall meet on the lot with Committee members to decide on the exact planting locations, before anything is planted. As well, the resident can wait till fall to plant the trees, but they should be in the ground by December 1st. Additionally, the resident is required to water and maintain these plantings to provide for effective screening into the future.

2. UBL # 3-21-10, Tasio Hernandez, 60 Moya Rd, with plans for Changing roof of home with variance request. Such a metal roof would place this into the approved Eldorado Home style as a Northern NM Home. The Committee voted to not recommend approval of this variance request to the Board due to the fact that the plans do not include any portals, which are a required element of Northern NM Homes with metal roofs, and such a portal could be easily added to the plans. Additionally, a majority of the home plans still are at a lower roof pitch than allowed for the Northern NM Home style. Lastly, the residents justification for such a roof are not a valid arguments as they refer to other non-complaint homes, built over the years that are not in keeping with current Guideline requirements.

New Business:

3. UBL # Larry Cohen and Betsy Marion, 3 Conchas Place, with a Variance request to allow for the unapproved modification of an older fence on the lot using non-complaint metal T posts. The Committee voted that they could not recommend approval of this variance request to the Board to allow for the metal fence posts to remain on the lot, without further encasing them in wood, or removing the metal posts. They also could not support such the variance as the resident has not provided a site plan that shows the exact location of this non-compliant fence on the lot, which is required.
4. UBL# 1-09-14, Dan Anderson, 13 Carlito Rd, with plans for a New Fence. These plans were approved with the stipulation that the resident shall the measure and stake out the planned fence for the ECIA to verify that the setbacks are not being encroached on.
5. UBL# 2-18-32, Jody Weber, 32 Gavilan Rd, with plans for a Roof Mount Solar. These plans were approved with the requirements for the resident to contact the ECIA at the time of panel installation to verify that the system installed is what was approved.
6. UBL# 3-13-31, Stanislaw Wlodek, 1 Torreon Place, with plans for a New Garage and a garage conversion. These plans were approved with the stipulations as follows:
1. Project exterior lighting shall be downward shielded. 2.) Stucco color to match the color of the home. 3.) Windows to match color of homes.
7. UBL # 1-17-17, Cisi Carreon, 32 Lucero Rd, with plans for a Resubmission of fence plans. These plans were approved with the stipulation that the resident shall stake out the fence location and property lines and contact the ECIA to have the site measured, before any work begins.
8. UBL# 1-08-08, Lynda Dresher, 39 Camerada Rd, with plans for a new Fence. These plans were approved with the requirement for the applicant to provide the square footage of the entire enclosure space on the lot, before work begins.
9. UBL # 3-33-03, Larry Pepin, Raudo Rd, with plans for a Greenhouse and Lean to Shed. The Committee voted to support this variance request as these structures are located within a fenced enclosure area that is in keeping with the existing development pattern on the lot with this being a gardening area. These structures will also be painted to match the homes color. Additionally this variance is justified due to their being no other logical location on the lot for these structures.
10. UBL # 3-42-04, Kathleen Madden, 10 Floresta Drive, with plans for a Stucco Wall and coyote fence addition. These plans were approved with the stipulation that the resident shall contact the ECIA, once the project is staked out so as to verify that there is no setback encroachment, before the project begins.

11. UBL # 3-02-19, Robert Chapman, 6 Cagua Ct, with a Screening plan for shed. The Committee moved that they could approved of the shed plans with the proposed vegetative screening as long as the 3 plans were deciduous trees or shrubs and not privets and at a size of 4 to 6 feet tall. Additionally the other vegetation in the area shall be maintained to provide for shed screening.

12. UBL# 2-23-23, Jan and Alyssa Endres, 32 Herrada Rd, with new Portal plans. These plans were approved with the stipulation as follows: 1. Project exterior lighting shall be downward shielded. 2.) Stucco color to match the color of the home.

1. The Committee moved to accept the June 13th 2023 Commiteeee meeting minutes and this was approved by all members.

2. The Committee discussed the desire 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.

Mark to work with John to write a board motion for this effort

FINAL ORDER OF BUSINESS:

There was no further Business but the next regular meeting will be July 11th, 2023

The meeting was adjourned at 5:15 PM

Submitted By: Mark Young