

**Eldorado Community Improvement Association, Inc.**  
**Architectural Committee Meeting Minutes of July 11, 2023 Draft 1**

**TIME AND PLACE:**

The Bi-monthly meeting of the ECIA Architecture Committee was held on July 11th, 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: Co-Chair John McDermon, Gary Moran, Bryan Baldwin, Casey Cronin and Larry Ward.

Ken Howard was present as Board Liaison and Mark Young was present as Staff representative A quorum was established for this meeting.

**Consent Agenda Approvals:**

<b>UBL</b>	<b>Name:</b>		<b>Address:</b>	<b>Project:</b>
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

1. UBL# 1-60-23, 4 Antigua Place, variance request for fence in 20 ft. setback. After extensive discussions, the Committee moved to table these plans and have a site visit to the lot on Thursday July 20th to see the lot and the proposed fence area where a variance is being requested.

2. UBL # 3-25-02A, Bob Shakelee, 14 Reno Place, with re-submission of plans for ground based solar array. With Committee members concerned about the array height of over 9 feet ( which would require a variance) , the applicant did state that they could move the height of the array down to a height of 8 feet tall. The committee then discussed the need to add some kind of further screening to array to make it less impactful to residents walking on the greenbelt, but the plans were approved with a vote of 3 to 2, without any further screening. This approval is c contingent upon the applicant providing a revised array elevation plan showing the height of no more than 8 feet tall and then allowing the ECIA to come verify the height at the time of installation.

3. UBL # 32110, Tasio Hernandez, 60 Moya Road, with a revised variance request to allow for adding a metal roof to his home. The Committee is recommending approval of the variance to allow for one roof pitch to be at a 5/12 pitch due to the fact that this roof cannot be made an 8/12 pitch, without excessive costs, as well as the fact that to achieve the minimum 8/12 pitch would put the homes maximum height well over the maximum allowed home height in Eldorado of 18 feet tall. The Committee feels that this is also a justified request as having this one 5/12 pitch roof will not be contrary to the intent of the covenants.

#### **New Business:**

4. UBL # 1-10-10, Nicole Aragon, 5 Azar Ct., with plans for a New Home or Spanish Pueblo Adobe. Due to their being a lack of information about the homes height, relative to the lot elevations, and the chance that the home's final height could exceed 18 feet, these plans were tabled and the applicant was asked to come back to the ECIA with plans that would clearly show this relationship.

5. UBL# 1-64-06, William and Lisa Fulton, 8 Isidro Road, with plans for a New Wall built without ECIA approval and requiring a variance. The Committee moved that since the wall was not a privacy wall, it did not require a variance and these plans were approved.

6. UBL# 3-4-30. Ellen Premack, 1 Tasa Place, with plans for a Greenhouse addition. These plans were approved, contingent upon the resident coming back to the ECIA with a revised site plan showing the location of the greenhouse on the lot, relative to the property lines, so as to ensure that it will not encroach into the 50 foot roadside setbacks.

7, UBL# 1-39-07, Miranda Walenta, 38 Balsa Road, with plans for a new pueblo style home. These plans were approved with the stipulation that all lighting shall be downward shielded.

8. UBL # 2-17-02, Jose Bencomo, 4 Frasco Way, with plans for a New Home. These plans were tabled due a lack of required details showing the lot elevations and grade relative to the height of the home, which are required to ensure that the home does not exceed 18 feet in height. The applicant is required to come back to the ECIA with these details.

9. UBL# 3-48-18, Peter Dericks, 22 Caliente Rd. with plans for a CMU Wall for RV Screening. These plans were approved with the stipulation that the stucco color of the wall shall match the homes stucco color.

10. UBL # 31018. Drew Johnson, 92 Monte Alto Rd. with plan for Enclosing portal. These plans were approved with the stipulation that any stucco work shall match the color of the home's stucco color.

11. UBL # 3-23-03, Joseph Eigner, 6 Verano Drive, with Low Profile Roof mount Solar with panel visibility. These plans were approved with no stipulations.

12. UBL # 1-59-32, John Gingrich, 14 Antigua Rd, with plans for Adding height to existing stucco wall. These plans were approved with the stipulation that any stucco work shall match the color of the home's stucco color.

13. UBL# 3-08-24, Montina Waymire / Amber Smith, 29 Cuesta Rd, with plans for Adding new coyote fence. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.

14. UBL # 3-24-12, Al Bouchier, 2 Verano Lane., with plans for a New small accessory structure and screening fence. These plans were approved with the stipulation that the stringers shall be on the inside of the fence and the metal roof color shall be chosen from one the approved metal roof colors.

15. UBL# 3-59-17, Kathy Hill, 8 Condesa Ct., with plans for a Coyote Fence. 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 June 27, 2023 Commiteee meeting minutes and this was approved by all members.

2. The committee decided that the next Architectural Guidelines review meeting will be on August 2nd at 3 PM at the ECIA.

3. Bryan Baldwin pointed out that he felt a triage of the plans for all meetings could be done to allow for the more simple ones to be at the beginning of the meeting so that those residents with plans that are quick to review, could be addressed 1st and not have to wait hours into the meeting for their review..

4. Co-Chair John McDermott, also addressed the fact that there is a Committee Chair's meeting this week. In the Committee report part of the meeting he plans to suggest that the Board provide the committees an annual "state of the Board" feedback to each committee providing feedback from the Board relative to the issues under each committee's authority.

#### FINAL ORDER OF BUSINESS:

There was no further Business but the next regular meeting will be July 25th at 3 PM.

The meeting was adjourned at 6 PM

Submitted By: Mark Young





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