

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of July 25, 2023 Draft 2

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on July 25th, 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, Bryan Baldwin 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	Resident:	Address:	Project:
32219	Tony Hopkins	98 Verano Loop	Roof silicone
33204	Marion Kay	18 Moya Rd	Re-roof
34617	Patrick Blonigan	32 Juego rd.	Window replacement
16002	Kris Campbell	4 Tarro Rd	Restucco
32801	Dan Curley	2 Tornio Rd	Restucco
33208	Phil Kosch	8 Moya Loop	Window Awning
33116	Patty Sipe	1 Orie	

Old Business:

1. UBL# 21702, Jose Benecomo, 4 Frasco Way, with new home plans. After extensive committee review, these plans were tabled due to unresolved issues... The Committee requires that the applicant correct these errors and come back to the ECIA with accurate plans.
2. UBL# 1-15-13, Nicole Aragon, 3 Azul Court, with new home plans. These plans were tabled due to the lack of detail on the roof tower construction design, as well as the need to clarify the metal roof color of the areas above the eyebrows. Additionally, it was pointed out that it may be beneficial for the applicant to consider lowering the height of the building some so that it does not exceed the 18 ft. height maximum, which will be hard to determine on the site.

New Business:

3. UBL # 3-53-04, David McCaffrey, 7 Avila Rd, With plans for replacing rotting vigas with non-wood ones. These plans were approved with the stipulation that the repair area around the new vigas shall color match the stucco color of the home.
4. UBL # 15305, 35 Aventura Road, adding portal to home. These plans were approved with the understanding that the approved roof shall be a low pitch metal roof with the compliant Eldorado color of Saddle Tan in a low reflectivity finish.
5. UBL# 3-16-36, John Fritter, 4 Rico Ct, with plans for a new fence to screen cistern. These plans were approved with the stipulations that the stringers shall be on the inside of the fence and the stucco color of the retaining wall shall match the homes stucco color.
6. UBL# 1-56-04, Greg Marshall , 85 Herrada Rd, with plans for a new observatory. These plans required a variance due to the distance from the home exceeding 15 feet. With, however, the passing of a new motion by the ECIA Board at the July meeting, allowing for the Committee to approved of such variances, the Committee felt they could support this variance. Because, there was not the needed variance request paperwork completed or confirmation that the adjoining neighbors were notified, these plans were tabled and will be heard at the next meeting.
7. UBL# 3-22-11, Hope Kiah, 57 Verano Loop, with plans for a Variance request for large fence. These plans were tabled so that the Committee could perform a site visit to the lot on July 27th to fully understand the variance request.
8. UBL#: 3-53-32, Ryan Anderson, 21 Cagua Road, with plans for a new small accessory structure. These plans were approved with the stipulation that the structure color shall match the color of the homes stucco.
9. UBL # 2-24-07, Ramon Parcels, 26 Chapala Rd, with plans for a Roof Mount Solar Array. These plans were approved with no stipulations.
10. UBL # 1-15-17, Ryan Craig, 6 Azul Ct. with plans for Roof Mount Solar Array. These plans were approved with no stipulations.
11. UBL # 1-60-23, Patricia Sill, 4 Antigua Place, with a variance request for allowing two fences to encroach into the 20 foot side setback. A site visit had been done by the Committee to review this request, and from this site visit they confirmed that they could support this variance request. The justification for the committee's approval is that approving these fences will not be contrary to the intent of the Covenants, and to try to build them at 20 feet, would infringe upon existing landscaping and stonework done by the applicant. The committee voted that they could approve of this request contingent upon the applicant providing evidence that the adjoining neighbor has been notified of

Other Business:

- 1. The Committee moved to accept the July 11th, 2023 Committee meeting minutes and this was approved by all members.**
- 2. The chairs reminded the members that the next meeting for guideline review will be August 3rd at 3 PM at the ECIA.**
- 3. The topic of working to triage the plans at the meeting was again discussed. The goal is to put those easily approvable plans at the beginning of the agenda, so that residents did not have to sit for hours and listen to more complex plans. This issue will be further discussed.**

FINAL ORDER OF BUSINESS:

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

The meeting was adjourned at 5:40 PM

Submitted By: Mark Young

