

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of August 8, 2023 Draft 1

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on August 8, 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, Bryan Baldwin and Larry Ward.

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

Consent Agenda Approvals:

| No. | UBL# | Resident: | Address: | Project: | | | | |
|------------|-------------|-------------------------------|-----------------|--------------------|--|--|--|--|
| 1 | 1-39-10 | Walter Gloeckler | 44 Balsa Rd | Restucco | | | | |
| 2 | 1-44-04 | Thomas Larson | 12 Jornada Ct | Restucco | | | | |
| 3 | 1-39-10 | Walter Gloeckler | 44 Balsa Rd | Restucco | | | | |
| 4 | 1-65-03 | Jesus & Lonna Gutierrez | 10 Quedo Rd | New roof | | | | |
| 5 | 2-52-08 | Karen Yinger | 8 Fonda Ct | Window replacement | | | | |
| 6 | 3-53-03 | Roy & Jackie Formwalt | 5 Avila Rd | Restucco | | | | |
| 7 | 1-29-09 | C. Cassano & Marcus Rasmussen | 11 Cerrado Loo[| Window replacement | | | | |

Old Business:

1. UBL# 2-17-02, Jose Benecomo, 4 Frasco Way, with plans for a new home. These plans were approved with the stipulation that all exterior lighting shall be downward shielded.

2. UBL# 1-15-13, Nicole Aragon, 3 Azul Ct, with plans for a New Home. These plans were approved with the stipulation that all exterior lighting is downward shielded and the committee did approve of the applicant to use an accenting buckskin stucco color on the eyebrows and entry area and the Color ash on the home..

3. UBL# 1-56-04, Greg Marshall, 85 Herrada Rd, with a Variance request for fence and observatory structure more than 15 feet from the home. The Committee voted to approve of the Variance for this request with the stipulation that the height of the structure (top of the observatory) cannot be more than 9 feet tall, otherwise another variance would be required. Secondly the stringers need to be on the inside of the fence. The justifications for this variance approval is that the resident requires this distance to be able to clearly see the stars and the observatory will be full enclosed in a fences enclosure. The adjoining neighbors have been notified of this request.

New Business:

4. UBL# 1-54-32, Rhonda and Boot Pierce, 24 Aventura Rd, Low profile roof mount solar. These plans were approved with no stipulations.

5. UBL # 3-23-10, Bryan Labaugh, 59 Verano Loop, with plans for a coyote screening fence. These plans were approved with the stipulation that the resident shall stake out the fence site, and the property lines and contact the ECIA, before work begins, for the ECIA to ensure that the setbacks are being respected.

6. UBL # 1-09-03, Edna Nadel, 15 Carlito Road, with plans to enclose the portal. These plans were approved with the stipulation that all lighting shall be downward shielded and the stucco color of the portal shall match the color of the homes stucco color.

7. UBL# 3-24-06, Paul Wexler, 43 Verano Loop, with a plan to build a Fence to screen a cistern. These plans were approved with the stipulation that the stringers shall be on the inside of the fence.

8. UBL # 1-42-01, Christopher Bodei, 2 Jornada Loop, Fence and walls built without ECIA approval. These plans were approved with the stipulation that the stringers (horizontal supports) shall be on the inside of the fence.

9. UBL# 1-41-15, Lee Onstott, 66 Ave. De Compadres, with a Variance request to replace old fence as a coyote fence. The Committee voted to approved of the variance for the existing fence on the lot with encroachment into the 50 foot setback, with the Justification that the fence has been there for over 10 years. The stipulation attached to this approval is that the applicant shall supply the written approval of the adjoining neighbors agreement to this approval. As well, under the rules of the ECIA process for approval of encroachments, the ECIA must wait for 14 days from the date of approval to allow for any neighbors grievances to be received. If after 14 days, no grievances are received, then this approval will be effective. At that time, the ECIA staff can then make an administrative approval to allow the resident to replace the old fence with a

10. UBL # 3-35-05, Dana and Jolene Ayers, 20 Chusco Road, with a Variance request for shed taller than 9 ft. This variance is being recommended to the ECIA for approval to the ECIA Board with the following justifications: 1. The resident needs this tall a structure due to having tools 8 feet tall. 2. The proposed shed sits lower on the lot and this minimizes the visual impact of the 9 foot 9 inch height. 3. Additionally the proposed shed will sit among a lot of mature trees which will screen the shed well.

11. UBL # 1-15-04, Cervando Garcia, 8 Azul Loo, with plans for a New Home. These plans were tabled due to the need for the applicant to provide revised elevations that show the height of the home relative to the natural lot grade.

12. UBL # 1-15-08, Acacia Builders, 16 Azul Loop, with Plans for approval of fence and walls at new home built without ECIA approval. These plans were approved with the stipulation that the stringers are on the inside the fence and that the color of the walls are painted to match the homes color of Suede.

13. UBL# 3-42-05, Paul Petersen, 8 Floresta Drive, with variance request for fence exceeding maximum allowed 100 foot length. The Committee voted to recommend the approval of this variance for a fence to exceed the maximum allowed privacy fence length of 100 feet and the requirement for any sections of privacy fences to not exceed 50 ft. The justifications for this recommendation is as follows: 1. The fence is justified due to the location of the home along Vista Grande and the need for privacy from a very busy road. 2. The fence is not monolithic and has multiple different sections and angles which break up the fence and make it much less impactful. 3. To approve of this fence as planned would not be contrav to the intent of the Covenants. The stipulations

1. The Committee moved to accept the July 25th, 2023 Commiteee meeting minutes and this was approved by all members.

2. It was pointed out that the revised guidelines marked up version is on the website for residents comments

FINAL ORDER OF BUSINESS:

The meeting was adjourned at 5:35 PM
Submitted By: Mark Young

