

Eldorado Community Improvement Association, Inc.  
Architectural Committee Meeting Minutes of December 12th, 2023 Draft 1

**TIME AND PLACE:**

The Bi-monthly meeting of the ECIA Architecture Committee was held on December 12th, 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 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:**

UBL	Resident:	Address:	Project:
21615	Gary & Eleanor Gossen	1 Frasco Terrace	Window replacement
31206	Eddie Dry	9 Mariano Rd.	Garage Door replacement
10812	Karen Field	31 Camerada Rd.	Window Replacing Fireplace
22013	Susan Tweit	6 Demora Rd.	Window replacement
35312	Gary Moran	5 Avila Ct	New Wood Gate

**Old Business:**

1. UBL# 2-21-04, Elizabeth Boyles, 1 Gavilan Ct. with re-review of plans for a Ground Mount Solar array. These plans were approved with the stipulation that due to the small size of the screening shrubs, the resident shall contact the ECIA, after the array and screening is on place, so that the Committee can do a site visit to see if the planted shrubs provide adequate screening of the array. If additional screening is required, the Committee will work with the resident to come up with an adequate screening plan, that meets the intent of the Guidelines.

**New Business:**

2. UBL # 2-31-04, Paul Sanders, 2 Reno Road, with plans for a low profile roof mount solar system. These plans were approved with the stipulation that the applicant shall contact the ECIA at the time of panel installation, for the ECIA to come out and ensure that the system height is as was approved.

3. UBL# 1-56-04, Greg Marshall, 85 Herrada Rd, with plans for a 14 panel, roof mount solar system. These plans were approved with the stipulation that the applicant shall contact the ECIA at the time of panel installation, for the ECIA to come out and ensure that the system height is as was approved.
4. UBL# 1-06-07, Marie Dreschel, 67 Camerada Loop, with new garage plans. These plans were approved with the stipulation that the applicant shall provide the ECIA with an elevation showing the garage door elevation and the style of that door. (This requirement was met on 12/13/23.) Additionally, the applicant is required to be sure that all exterior lighting is downward shielded and the stucco color shall match the color of the homes stucco.
5. UBL# 2-23--06, Anuk Withers, 15 Esquila Rd, with plans for a large accessory structure. These plans were tabled, due to a requirement to modify the elevations. The applicant is required to resubmit drawings of the planned structure, which would show the required parapets on 3 sides.
6. UBL# 1-06-13, Betsy Barker , 79 Camerada Loop, with a request for approval for an existing wood post and wire Fence built without ECIA approval. These plans were approved as submitted.
7. UBL # 1-11-04, Robert Murphy, 22 Mariposa Rd, with plans for a Small Accessory Structure w/variance for 10 ft. height. After extensive discussions on these variances, and the lack of a solid justification for the 10 foot height, the applicant agreed to reduce the structure height to 9 ft, tall, so that a variance would not be required. The Committee also voted to table the plans for now but agreed to recommend approval of the variance to allow for the structure to be more than 15 ft. from the primary home. The applicant will re-submit these plans.
8. UBL#, 3-59-09, John Blitz, 18 Condesa Rd, with plans for a new addition. These plans were approved with the stipulation that the applicant is required to be sure that all exterior lighting is downward shielded and the stucco color shall match the color of the homes stucco.
9. UBL# 3-47-05, John Green, 3 Juego CT, with new Fence plans. These plans were approved with the stipulation that the stringers (horizontal supports) shall be on the inside of the fence and the applicant shall stake out the fence, before work begins, for the ECIA to come out to verify that the fence respects the 20 ft. setback.

#### **Other Business:**

1. The Committee moved to accept November 28th Architectural Committee meeting minutes and this was approved by all members.
2. The Committee chose a date of Friday January 5th, at 10 Am for the next meeting for review of the residents comments of the proposed Guidelines.

#### **FINAL ORDER OF BUSINESS:**

There was no further Business but the next regular meeting will be December 12th. 2023

The meeting was adjourned at 4:45 PM

Submitted By: Mark Young