

ECIA Architecture Committee
August 12, 2025 Meeting Minutes

Attendance: Kat Mortimer, John Mcdermon (for a woefully short time), Larry Ward, Bryan Baldwin, Casey Cronin, Mike Beard, James Herbert-Williams (ECIA Board Representative), Niamh Walsh (ECIA)

Activities:

Property: 19 Tertula Road (old business) – Small Accessory Building

Status: Approved with conditions

- Door is to match the color of shed
- Shed must be same or similar color as house
- Roof must be an ECIA approved color; if not the roof needs to be painted

Comments: none

Property: 38 Herdata Road (old business) – small accessory building

Status: Denied; John Mcdermon moved, Larry Ward seconded motion for denial, motion passed

Comments: at previous Architecture Meeting small accessory building was denied due to lack of sufficient information to review request; no additional information was provided

Property: 19 Encantado Loop – RV Screening Fence

Status: Approved with conditions

- Mark Young will verify distance to property line
- Fence to be stained natural wood color
- Stringers or building supports to be on inside (i.e., facing house) of fence
- Height must be verified (some confusion on fence height on plans)
- Board spacing must be within maximum allowed requirements
- Fence posts must be same color as fence

Comments: none

Property: 19 Palacio Road - Pergola

Status: Approved with no conditions

Comments: none

Property: 34 Moya Loop – Portal and Wall

Status: Approved with no conditions

Comments: none

Property: 3 Melado Drive – Solar Installation

Status: Approved with conditions

- Contractor/Homeowner will contact Mark Young prior to completion to verify solar is within ECIA requirements, specifically height
- Submitted plans appear to indicate that solar panels will be above parapet; homeowner indicated that they would not; Homeowner and Mark Young will make ‘pen and ink’ changes to submittal and initial any changes

Comments: none

Property: 5 Buena Venture Place – House Addition

Status: Approved with conditions

- Mark Young will verify distance to property line
- Any exterior lights will be downward facing
- Addition will be within 15 feet of existing house

Comments: none

Property: 67 Camerada Loop - Fence

Status: Approved with conditions

- Mark Young will verify distance to property line
- Stringers or building supports to be on inside (i.e., facing house) of fence

Comments: none

Property: 29 Chapala Road – Solar Installation

Status: Approved with condition

- Contractor/Homeowner will contact Mark Young prior to completion to verify solar is within ECIA requirements, specifically height

Comments: none

Property: 10 Lauro Place – RV Screening Fence w/Variance request

Status: Tabled pending site visit

Comments: application requested use of bamboo to be used as fencing material; Committee determined in order to evaluate variance request a site visit was needed to view the fence material; site visit scheduled for Monday, August 18, 2025 @ 11am

Property: 19 Puerto Road – Removal of Walls

Status: Approved with condition

- All lighting fixtures must be downward facing

Comments: none

Property: 9 Tetilla Road - Fence

Status: Denied – voting for denial: Kat Mortimer, Bryan Baldwin, Casey Cronin, Mike Beard; voting against denial: Larry Ward

Comments: request was for a ‘hog’ fence with posts; as proposed the fence has vertical wooden supports at both top and bottom; Committee determined that this was inconsistent with the historical interpretation of a post and wire fence. Homeowner was encouraged to meet with Mark Young to discuss possible alterations to the fence so that it would be compliant.

Property: 70 Moya Road – House Addition and Fence with Variance request

Status: Tabled pending site visit

Comments: the application contained a number of house modifications and the addition of a fence. Two variances were requested: the proposed garage being further than 15 feet from house and a portion of the proposed fence being in excess of six feet high; the Committee determined

in order to fully understand the validity of the variances a site visit was required. A site visit is scheduled for Sunday, August 17, 2025 @ 2pm