

Architectural Committee Meeting Minutes of August 26th, 2025

TIME AND PLACE:

The Bi-monthly meeting of the ECIA Architecture Committee was held on August 26th, 2025 at 5:30 PM via a Zoom electronic meeting.

CALL TO ORDER: The meeting was called to order at 5:30 PM

DESIGNATION OF QUORUM:

Attending the meeting were members: Co-Chair John McDermon, Gary Moran, Bryan Baldwin, Larry Ward and Mike Beard, James Hebert was present as Board liaison, and Mark Young was present as Staff representative. A quorum was established for this meeting.

Consent Approvals:

| UBL | Resident: | Address: |
|--------------------------|-----------------------------|---------------------|
| Project: | | |
| 35508 Restucco | John & Valerie Barraza | 61 Condesa Rd. |
| 12703 Window Replacement | Brennan Hall | 5 Casa Del Oro Loop |
| 22104 Window Replacement | George & Teresa Broyles | 1 Gavilan Ct. |
| 34419 Restucco | Nancy Mere & Charles Colley | 10 Melado Dr. |
| 11415 Restucco | Clarence Lithgow | 5 Azul Way |

Old Business:

1. UBL# 3.48.01, Kevin Rehorn, 2 Lauro Place. with a request to allow for the existing bamboo fence to remain on the lot and screening his solar panels. These plans were denied due to the fact that this was not a compliant fence material and they are asking the applicant to come back to the ECIA with revised plans for screening the solar array.

New Business:

2. UBL #2.17.08, David Pollock, 11 Frasco Way, with a variance for long standing garage that at the time of sale was found to be encroaching 1 foot into the 20 ft. side setback. Since this condition has existing for over 30 years, this variance was approved by the committee with no conditions.

3. UBL# 2.23.05. Chris Beischel, 17 Esquilla Rd. with plans for a Small Accessory Structure. These plans were approved with the stipulations that the trim on the shed shall match the color of the rest of the shed and it shall match the color of the homes stucco.

4. UBL# 1.54.32, Larry Pierce, 24 Aventura Rd, with plans to remove an older Portal and replace it with a new one. The stipulation attached to this approval is that the resident shall confirm to the ECIA the exact color and brand of the planned metal roof.

5. UBL# 1.52.08, Paul Ingraham, 20 Estacada Rd. with plans for a RV Screening Fence and large accessory structure. These plans were denied for the following reasons: 1. The structure being 240 sq. ft. in size makes this a large accessory structure but the design of the structure does not meet the requirements that would require it to match the architectural style of the home with parapets. Secondly, the plans show the proposed structure at 40 ft. from the home, while the maximum allowable distance is 15 feet (for such structures) and it would also require a connecting feature, which these plans do not have. The Committee requests that the applicant re-submit plans that would meet these requirements.

6. UBL# 1.08.12, Karen Field, 31 Camerada Rd, with plans for a Courtyard Wall with two gates. These plans were denied for the following reasons: 1. The plan elevations are confusing as the one shown with the proposed wall is not the residents home. 2. Next the wall dimensions are shown as 8 ft. tall but walls cannot exceed 6 ft. in height, except for when it is an entry area. 3. The plan calls for two metal gate but they are not shown. The Committee ask that the resident re-submit plans that would include the noted changes.

7. UBL# 3.47.20, Robert Miller, 3 Juego Rd, with plans for a Small Accessory Structure & Fence. These plans were approved with the following stipulations: 1. Stringers shall be on the inside of the fence. 2. The shed roof shall be of a compliant color and material and the applicant is required to confirm those details with the ECIA. 3. Color of the shed shall match the color of the homes stucco.

8. UBL# 2.21.38, Gary Addington, 5 Herrada Ct., with plans for a Small Accessory Structure with a variance request. These plans were tabled by the Committee for the following reasons: 1. The Committee feels that a clearer justification is required for the shed to be that far from the home. 2. The Committee feels that the red roof and red trim were not complaint colors for sheds and did not match any of the colors of the home. 3. The distance of the shed to the home is required on the plans but not shown.

9. UBL# 1.07.08, Steve Tappan, 64 Camerada Loop, with plans for Roof Mount Solar. These plans were approved with no stipulations.

10. UBL# 1.16.17. Christine Griffin, 12 Lucero Rd. With plans for new Fence. These plans were approved with the stipulation that the applicant shall provide the ECIA with the exact amount of enclosure created by the fence, as well as other enclosures on the lot, and they cannot exceed 4500 sq ft. Additionally, the stringers shall be on the inside of the fence.

11. UBL# 1.24.14, Preston Miller, 12 Alcalde Rd, with plans for a roof mount solar array. These plans were approved with no stipulations.

AC Other Business:

1. Due to no members having read the minutes from the last meeting, this was tabled and will be addressed at the next meeting.

2. John McDermon questioned our Board Liasson about a recent Board E-Mail to the Committees and James Williams pointed out that the Architectural Committee would not be impacted by any changes.

3. Mark Young mentioned that the staff was working to update the approved metal roofing color chart and that we are continuing to gather new metal roofing material samples and once we have these, we could schedule a meeting to review these samples.

4, John McDermon stated that as far as he knew that Katherine Mortimer had not been able to communicate with the county about the possible Overlay Zone to change the 25 ft. setback. We will check with Katherine at the next meeting.

There was no further Business. The next regular meeting will be September 9th at 5:30PM.

The meeting was adjourned at 7:00 PM

Submitted By: Mark Young

