DESIGN REVIEW COMMITTEE MEETING

Tuesday, May 4, 2010
PARKS CONFERENCE ROOM

NOTE:
NEW LOCATION>>>>>>>> 1030 St. Andrews Drive

8:00 a.m.

M I N U T E S

NOTE: Applicants and/or their representatives attending the meeting are served in the order of their arrival. A sign-in sheet is available at 7:30 a.m.

CALL TO ORDER: 8:00 a.m.

ROLL CALL: Present: Davidson, Haberman, McCray, Sgamba, Rain, Rumsey

Jack Davidson, Chairman
Jeff Haberman, Vice-Chairman
Kerrie Diebels, Committee Member
Cindy McCray, Committee Member
Don Sgamba, Committee Member
Lou Rain, Alternate Committee Member
Ellison Rumsey, Alternate Committee Member

CONSENT CALENDAR

1. Adoption of Agenda, Approval of 4/20/10 Minutes

END CONSENT CALENDAR

Consent Calendar Adopted

OLD BUSINESS

OB1.	VILLAGE:	Crown, Unit 3, Lot 145, APN: 125-281-131
	NAME:	William and Pauline Brown
	SITE:	2867 King Edward Drive
	RE:	Re-roof (reopen 4/1/10)
	MOTION:	Approved (Sgamba/Rain) 3-2 (Haberman/McCray – no)

Mr. and Mrs. Brown, along with a representative from their roofing company, Nicole, attended the meeting to discuss the denial of the Brown's roofing at the last DRC Meeting. Nicole indicated that due to Title 24 requirements the Brown's were limited to the color of the product that they put on the roof which was beige in color. They have a flat roof and the contractor was concerned about damage to the structure if the roof was not put on immediately. The Committee voted to approve the roof as installed.

OB2. VILLAGE: Bass Lake, Unit 11, Lot 163, APN: 116-820-221
NAME: Greg Duncan
SITE: 509 Summer Court
RE: Solar (4/9/10)
MOTION: Approved (Rain/Sgamba) 5-0

The representative from APEX Solar attended the meeting to discuss the solar project for Mr. Duncan. The solar project has been held over from last week pending a modified layout of the solar panels on the roof to be more geometrical and symmetrical.

Mr. David Janas, APEX Solar representative, noted that the solar panel schematic was drawn by Mr. Duncan who is an engineer. He agreed with the Committee that there could be a better placement of one of the panels on the roof, but Mr. Duncan wanted the schematic that he prepared and did not want anything changed. Mr. Duncan also told the Committee about the CA State law that protects people who want to installed solar panels from Homeowners Association and/or Architectural Control Committee. The Committee cannot increase the cost of the project by 10% or $2,000. If the homeowner is asked to modify their solar, the 10 % or $2,000 come into play and the project can only slightly be modified to fit the State criteria.

Mr. Janas provided additional pictures of the subject property which indicated that they is a large amount of foliage in the front of the home, in is in the back of a cul-de-sac and the panels will not be extremely visible from the street.

The Committee voted to approve the solar project as proposed.

NEW BUSINESS

NB1. VILLAGE: Stoneridge, Lot 65, APN: 125-464-161
NAME: Chris Morgan
SITE: 2141 Shelby Circle
RE: Solar (4/22/10)
MOTIONI: Held Over

Dan Daly, representing Sierra Pacific Solar Company, attended the meeting to discuss the solar panel project. The Committee was concerned about the configuration of the panels and would like photographs of the entire home in addition to the picture of just the roof. The two panels that are located on the front of the home were asked to be relocated to another ridgeline of the house. Also, the Committee asked what type of trees are on the front of the house. Could they be trimmed to reduce the shading so that the panels could be moved? They application was held over pending the color photographs of the entire front

of the home as well as a better configuration of the panels on the roof., Mr. Daly will bring this information either prior to the next meeting or to the next meeting.

NB2. VILLAGE: Crown, Unit 3, Lot 183, APN: 125-272-061
NAME: Gary Huffman
SITE: 2629 King Richard Drive
RE: Re-roof (4/23/10)
MOTION: Approved (Sgamba/McCray) 5-0

The re-roof with GAF Elk timberline in the color Weatherwood that is on the approved material list was approved as proposed.

NB3. VILLAGE: Stonegate, Unit 3, Lot 246, APN: 125-440-181
NAME: Gary Alarid
SITE: 1769 Canberra Place
MAILING: 128 Mesquite Court, Folsom, CA 95630
RE: Room Addition (preliminary discussion)
MOTION: No Action/Discussion Only

Gary and Shelly Alarid attended the meeting to discuss their proposal for a 24' x 30' detached garage which will have a 12' 7" height. They are in the process of purchasing the aforementioned home in Stonegate, but they do not want to purchase the property if they cannot construct the garage for Mr. Alarid classic vehicles. The Committee noted that they would not be opposed to the structure and that it must match the external appearance of the home. Also, the questioned whether the County of El Dorado Building Services Department considered the area where they are proposed the structure to be a side yard or a rear yard. The Concern about this was that the side yard setback is 5 and normal 15 feet to the rear by county standards. But, the CC&R's for Stonegate require a 30 foot rear setback.

The Alarid's noted that the County had indicated it to be a side setback which would be 5 feet, but noted there may be a utility easement on the side yard which would increase the setback from 5 to 10 feet. This will be something that they will have to research.

The Committee noted that they would approve a structure in the side yard that match the material on the home and that had a feathered driveway verses a straight amount of concrete added onto the existing 3 car driveway.

NB4. VILLAGE: Hollow Oak, Lot 58, APN: 119-360-241
NAME: John Piotdowski
SITE: 5118 Whistlers Bend
RE: Pool (Aquatique Pools) (4/26/10)
MOTION: Approved (Rumsey/Sgamba) 5-0

The committee met with Mr. O'Connor of the pool company. They were concerned about the slope of the yard and where the dirt was going from the excavation. Mr. O'Connor noted that he had already dug the pool because the homeowner did not know that they had to go through the CSD and he thought it was outside of the CSD's jurisdiction. He noted that the dirt went the Veercamp yard on Latrobe Road.

The Committee was concerned that the pool had not been inspected by the County of the DRC Inspector, but Mr. O'Connor noted that he had his engineer inspect the project and that the County of okay with that inspection. The Committee was also concerned about the drainage around the pool and the possibly of drainage onto neighboring lots. Mr. O'Connor noted that he was not doing the landscaping, but the homeowner was. The Committee said that they would like to see a copy of the landscaping plan with drainage issues addressed. Also, there were trees marked on the plan and the Committee wanted to know what type trees that were there and when they were removed.

Mr. O'Connor brought in Mrs. Piodowski who answered questions pertaining to the project. The retaining wall had previously been installed a couple of years ago and the trees were removed due to an infestation of poison oak. She was not sure what type of trees that they were because her husband had dealt with that issue. She noted that she did not have an actual plan for the landscaping because her friend were doing it. She would get a plan and submit it prior to the installation.

The Committee adjourned the meeting to conduct a site visit of the project and voted at the site to approve the project once they could see the actual site and the way that the drainage would be handled.

Since this subdivision had been under the jurisdiction of the prior ACC, which was Pulte Homes, they could not determine if these items were approved by the former Committee. The Committee voted at the site to approve the project as proposed.

NB5. VILLAGE: Parkview Heights, Lot 96, APN: 125-564-011
NAME: Chuong Pham
SITE: 3117 Ridgeview Drive
RE: Solar (4/28/10)
MOTION: Approved (Sgamba/Rumsey) 4-0

The Committee reviewed the plans, but asked for a modified configuration rather than what was submitted. They also needed color photographs of the home and if any Oak Trees were affected.

The Committee adjourned the meeting to conduct three site visits. This home was one of the site visits and, after view the home and the roof, they voted to approve the project as proposed and ask for photographs for the file.

NB6. VILLAGE: Laurel Oak, Unit 2, Lot 16, APN: 119-350-121
NAME: Hank Ferlini
SITE: 5046 Whistlers Bend Way
RE: Patio Cover (4/28/10)
MOTION: Held Over

The applicant did not provide color photographs as request by the DRC Clerk and did not clarify on the brochure where the two selected colors were going to be placed. There are three structure with this project, two solid roofed patio covers and one lattice style patio

cover. Need clarification on the colors of the structures and color photograph of the area of improvement per the application.

NB7. VILLAGE: Ridgeview, Unit 10, Lot 7, APN: 107-221-071
NAME: Frank Romo
SITE: 801 Reddick Way
RE: Oak Tree Removal (4/21/10)
MOTION: Approved (Rumsey/Sgamba) 4-0

The committee adjourned the meeting to three site visits and this property was one of the site visits. After viewing the three Oak Trees that were asked to be removed, the Committee voted to approve the removal of two of the three trees. The two Oak Trees furthest to the left hand side of the front of the property were approved for removal. The third tree, closer to the right hand side of the property, also in the front yard, was not approved as it did not appear to be dead.

NB8. VILLAGE: Marina Woods, Lot 124, APN: 110-361-051
NAME: Richard and Lizabeth Jacquet
SITE: 2038 Wildridge Drive
RE: Exterior Paint (4/28/10)
MOTION: Approved (Sgamba/Haberman) 5-0

The Committee approved the exterior paint color of Charro for the base color and Oxford Brown for the trim color.

DISCUSSION/ACTION ITEM

1. Bass Lake (Hills of El Dorado)
   3368 Alyssum Circle (Appeal to BOD)

This item was placed onto the agenda to notify the Committee that this item, which was denied at the last meeting, has been appealed by the applicant. The Board of Directors' will discuss this item at their regularly scheduled meeting held the second Thursday of the month in June on the 10th of the month at 7:00 p.m. in the Pavilion Meeting Room.