



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
December 15, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, December 15, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
Alicia Davis
John Martin
Jim Crine
Rick Dominick
Tom McCord
Michael Sanner
Rick Messmer

OTHERS ATTENDING

Nicholas Richards, Association Manager
Shelley Bellm, Association Assistant Manager
Alyson Leingang, DRB Administrator
Mike Ingo, DRB Administrator
Sturde – Michael Current, Mitch Sturde, Gina Sturde

MEMBERS NOT ATTENDING

None

MEETING MINUTES

The Board reviewed the October 20, 2022, meeting minutes. There being no corrections to the minutes, the minutes stand approved.

The Board reviewed the November 17, 2022, meeting minutes. Minutes to be amended for Kay Residence Item d.iii. siding to be 8' minimum. Motion to approve the amended minutes and seconded. It was unanimous to approved the amended meeting minutes.

ADMINISTRATIVE REVIEW – Board Discussion/Clarifications to Administrative Review Items, follow respective item in red italics

Sturde Residence Filing 25 – Block 00 – Lot 08 _ 1095 East Haystacker Road – FINAL – Architect: Current Architects; Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Front Porch Design – review updated changes. Material change in same plane? Provide detail at Technical Plan review. *Metal panel return does stand off with an outside corner return to siding.*
- b. **Discussion Items:** Exterior Materials
 - i. Clarify vertical wood siding size (board and batten?). Reveal for wood siding (horizontal or vertical) may not be less than 8 inches. HDG2.3.1.2. Provide sizes and details for Technical Plan review.
 - ii. Clarify finish of vertical wood siding. *Not shown on Finish Board and will add for Technical. Anticipating a darker stain to compliment lighter body of horizontal siding.*
 - iii. Review updated divided light window pattern

- iv. Horizontal siding must express a reveal of not less than eight (8) inches per course. HRDG 4.5
 - v. Clarify column material (steel or timber columns) at rear patio. Stand-off plate proposed above patio? Provide detail(s) at Technical Plan review. *Errant note. Intent is all steel columns with below grade connection.*
 - vi. Exterior doors with different header size than proposed window head trim. *Intent was for all trim to match. Will update details at Technical.*
 - vii. Eave and rake fascia reveal must be at least 10 inches in height. HRDG 4.4.(e). *Review details, stated 1x8 and 2x4 buildup in meeting to meet 10 inches. Shed roof fascias will be updated for plumb cut at the top end and square cut at the low end.*
- c. Landscape Plan: Zone 1 – provide a continuous non-combustible inner border not less than five feet wide. HDG 2.4.1.2. Coordinate all site plans accordingly for Technical Plan review.
 - d. Coordinate address marker on Landscape Plan for Technical Plan review.
 - e. Landscape Plan: Cut slopes steeper than 3:1 gradient must be protected by revetments. Cut slopes steeper than 2:1 gradient must be retained. HRDG 3(a). Review grading on east side of home for Technical Plan review.
 - f. Provide a beam outlook detail/ bracket detail for Technical Plan review.
 - g. Grading (proposed and existing) to be consistent with all site plan(s).
 - h. Provide dimensions of roof overhangs for Technical Plan review.
 - i. Provide a chimney detail at Technical Plan review.
 - j. Provide paving material at patios for Technical Plan review.
 - k. Provide window trim detail at metal panel siding (all wall conditions) at Technical Plan review.
 - l. Note garage door material at Technical Plan review.
 - m. Note exterior light sources facing Brush Creek Road Wall Sconces to be located not more than 6'-8" above adjacent door.
 - n. Provide Site Calc Sheet on the plan set at Technical. Building area calculations on sheet A003 are not consistent with the Site Calc Sheet provided for Final.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Motion: Melanie Richmond motioned to approve to Technical with conditions: 1.) Darker stain on the vertical siding, TBD on the mockup; 2.) Items "b.ii." through "b.vii." of Administrative Review acceptable as shown; 3.) Items "c" through "n" shall be complied with at Technical. Rick Messmer seconded, Motion passed unanimously.

OTHER BUSINESS

Board reviewed and discussed proposed DRB Applicant Checklist. Additional review and discussion will continue at next meeting.

Melanie Richmond made a motion to adjourn at 4:31 pm, second by Michael Sanner

END OF REVIEW