

MINUTES OF A MEETING OF
THE DESIGN REVIEW BOARD OF
EAGLE RANCH ASSOCIATION

A Meeting of the Design Review Board of the Eagle Ranch Association (the “Association”) was held on June 18, 2026 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

John Neal
Rick Messmer
David Burns
David Harbourne
Rick Dominick
Jim Crine

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH DRB Administrator
Shari Hammer & Gary Buelow* - Owners
Jon Stevenson* - Contractor

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:02 p.m. MDT. A quorum of members was present.
2. **DRB Business**
 - a. **Approval of Minutes.** Upon motion by Rick Messmer and second by David Harbourne, the minutes of the June 18, 2026 meeting were unanimously approved.
3. **Meeting specific topics / New Business:**

a. **22-00-35 – 107 South Penstemon – Buelow/Hammer Residence – Final Review**

Gary Buelow gave a brief overview highlighting the changes made per the Boards recommendations at the Preliminary Review.

The DRB provided the following comments:

1. The DRB found the stone border to be consistent.
2. The window trim detail in the stucco was questioned with reference to it being recessed. This detail could be too specific of a detail with possible water intrusion issues.
3. Discussion of the usage of miters vs. corner board trim. Discussion of “Easy trim” was illustrated instead of miters. Trim is preferable because it hides the ingrain.

Motion to approve with conditions:

Motion: David Burns

Second: John Neal

Vote: 4-0

Conditions of Approval:

1. Corner Board Trim
2. Review stucco detail with windows

There being no further business to come before the Board, the meeting was adjourned at 4:13 p.m. MST.

Respectfully submitted,

A handwritten signature in cursive script, reading "Christine Heimerl".

Christine Heimerl, Design Review Board Administrator