

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 May 15, 2025 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference\*.

Directors Present:

John Martin\*  
Tom McCord  
David Burns  
James Crine  
Rick Dominick, Alternate\*  
Rick Messmer, Alternate

Others Present:

Jason Berghauer, EWH Design Review Board Administrator  
Brennen Fitzgerald - Architect  
Maggie Fitzgerald – Architect  
Donna Smith – Owner  
Shannon Yasseri – Owner\*  
Matt Conn – Owner\*  
David Gorsuch and Abbey Fox - Owners

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 2:41 p.m. MST. A quorum of members was present.
2. **Meeting specific topics / New Business:**

a. **24-00-40 – 2260 E. Haystacker – Smith Residence – Final Review**

Brennen Fitzgerald gave a brief overview of the project.

The DRB provided the following comments:

1. For this Final Review, the applicant addressed the window muntin pattern questions raised at Preliminary Review.
2. Applicant clarified that the garage doors be wood clad with a dark/black finish.
3. The deep shadow siding material was discussed. As a sample was not available at the time of the meeting, this would be an item that would need to be approved at mockup.
4. Window and corner trim specifics were discussed. Window frame differentiation was appropriate.
5. Staff noted there were some drawing/drafting items that would need to be addressed for Technical Review.

Motion to approve with conditions:

Motion: David Burns

Second: James Crine

Vote: 4-0

Conditions:

1. Triple Shadow siding material must be installed in mockup for approval
2. Corner trim will be reviewed for approval at mockup
3. Applicant will attend to staff notes for Technical Review

**b. 25-00-68 – 1686 E Haystacker – Yasseri Residence – Preliminary Review**

Brennen Fitzgerald gave a brief overview of the project.

The DRB provided the following comments:

1. The Board addressed the overall square footage, as it slightly exceeded the maximum allowable. Applicant will verify for Final Review.
2. The front porch, while slightly smaller than the guidelines outlined, would be acceptable as presented.
3. David Gorsuch and Abbey Fox, the neighbors at 1658 East Haystacker Drive, expressed their concerns about the home placement, noting potential view obstruction from their master bedroom window. They asked if the home could move toward the street slightly to maintain their views. The applicant was willing to investigate the home placement for Final Review.
4. The rear elevation and the appearance of a full three stories was discussed. John Martin suggested creating a stronger base to ground the building and reduce the 3-story appearance on the rear elevation. Suggestions on this matter also included increasing the size of the stone piers supporting the 2<sup>nd</sup> floor deck, making the deck thicker, reducing the railing opacity, emphasizing the horizontal banding at the deck level and increasing the stone on the base level.

Motion to approve with conditions:

Motion: David Burns

Second: James Crine

Vote: 4-0

Conditions:

1. Applicant will consider the rear deck piers and overall base of the home.
2. Investigate position of the home on the site relative to the neighbors existing views.
3. Applicant will attend to staff notes for Final Review.

**c. 25-00-79 – 1340 E. Haystacker – Bottger Residence – Final Review**

Brennen Fitzgerald provided a brief overview of the project.

The DRB provided the following comments:

1. Relative to Preliminary Review, the roof maximum height has been lowered to 30' to be in compliance with the Ridgeline Guidelines. The home style was adjusted from Victorian (not allowed in the Highlands Ridgeline) and the main roof pitches reduced to 8:12 in consideration of that.

2. Staff noted that the Limits of Disturbance slightly exceeded the maximum allowable 16,500 square feet. The applicant would verify the LOD for Technical Review. The site is narrow, but long, which creates some unique challenges.
3. The total gross square footage appeared to exceed the maximum allowable. The area in question was the storage above the garage, as any area above 5' tall must be accounted for in the total gross square footage. Brennen will discuss with the homeowner and amend for Technical Review.

Motion to approve with conditions:

Motion: Tom McCord

Second: James Crine

Vote: 4-0

Conditions:

1. Applicant will verify with owner and Town of Eagle regarding storage space above garage.
2. Applicant will attend to staff notes for Technical Review.

**d. 14-00-07 –22 Fir Court – Robinson Residence – Final Review**

Maggie Fitzgerald provided a brief overview of the project.

The DRB provided the following comments:

1. Color renderings provided by the architect were discussed. The Board was positive of the colors and materials selected.
2. The Board discussed the garage wall plane relative to the front plane of the home. Per the Design Guidelines, the garage should be recessed at least 15', but it measured 14' as presented. The Board asked the applicant to adjust the plan slightly to comply with the 15' setback Guideline.
3. The steel beam supporting the front porch roof was discussed. The dark color would complement the black windows, the black metal panels and the accent roofs.
4. The Board noted they liked the triple divided light windows for this style.
5. The horizontal and vertical lines complement one another.

Motion to approve with conditions:

Motion: John Martin

Second: David Burns

Vote: 4-0

Conditions:

1. The walls will be adjusted slightly so the front garage plane is recessed 15' behind the front plane of the residence.
2. Applicant will attend to any staff notes for Technical Review.

**e. 25-00-76 – 1446 E. Haystacker – Wallace Residence – Final Review**

Rick Dominick provided a brief overview of the project.

The DRB provided the following comments:

1. There was discussion about including Junipers with the landscaping. Eagle Valley Wildland is advising against the planting of any new Juniper or Pinion Pines due to their high resin and oil content and the correlating wildfire risks. While the DRB recognizes this recommendation, there is not currently anything in the Design Guidelines that outright forbids their use. Minimal count and sensible placement away from the home is suggested if they are to be used.
2. Procedure for potential future plan adjustments were discussed.
3. In general, the Board was very positive and receptive of the design.

Motion to approve with conditions:

Motion: Tom McCord

Second: David Burns

Vote: 4-0

Conditions:

1. Applicant will attend to staff notes for Final Review.

**f. 24-00-37 – 2324 East Haystacker – McCord Residence –Final Review**

Tom McCord provided a brief overview and of the project.

The DRB provided the following comments:

1. There were minimal plantings located outside the LOD. The Board deemed this to be appropriate.

Motion to approve with conditions:

Motion: Jim Crine

Second: David Burns

Vote: 3-0

Tom McCord recused himself

Conditions:

1. Applicant will attend to staff notes for Final Review.

**3. DRB Business**

- a. **Approval of Minutes.** Upon motion by David Burns and second by Tom McCord, the minutes of the April 17, 2025 meeting were unanimously approved.

**b. Design Guidelines Update – Special Fencing Considerations for Lots that are Directly Adjacent to the Golf Course**

1. Staff and management presented questions to the Board regarding fencing for properties that back up to the golf course. Due to numerous applications for variance requests in these situations and to address homeowner concerns regarding trespassing, the Board discussed adjusting the Design Guidelines for specific situations. It was concluded that some minor adjustments to the Guidelines could be made for properties whose rear yards directly abut the golf course, including:

- Fences may be located within the side and rear property setbacks up to the platted Town of Eagle easement for the specific property. This is typically a 7.5 Utility and Drainage Easement. Fencing may not be placed in this Town of Eagle Easement.
  - The existing maximum area of enclosure square footage would be suspended for properties that meet the location criteria.
  - Homeowners would need to get written approval from the Eagle Ranch Metro District if their fences were to be built up to the Town of Eagle Easements.
2. Three current applications were reviewed and discussed relative to these updates.
  3. Staff will reach out to Colorado Parks and Wildlife to gain feedback relative to the proposed updates and wildlife movement.
  4. Staff will investigate if there are any ramifications relative to the PUD and live stream setbacks.
  5. Potential updates would not apply to Aidan's Ranch, as they are under management by separate sub-association.
  6. Final wording will be assembled by staff after feedback has been received from CPW. DRB members will be able to provide feedback and approve updates via email.

There being no further business to come before the Board, the meeting was adjourned at 5:12 p.m. MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Berghauer", is written over a large, light gray "DRAFT" watermark.

Jason Berghauer, DRB Administrator