

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 November 21, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference\*.

Directors Present:

Melanie Richmond\*  
John Martin  
Tom McCord  
Kristen Olsen  
Jim Crine  
Rick Messmer, Alternate  
Rick Dominick, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch  
Nick Richards, EWH Community Manager, Eagle Ranch  
Jason Berghauer, EWH Design Review Board Administrator  
Brennan Fitzgerald, Turnipseed Architecture  
Casey Glowacki

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.
2. Approval of Agenda. Upon motion and second, the agenda was accepted as presented.
3. Approval of Minutes. Upon motion and second, the minutes of the October 20, 2024 meeting were approved.
4. Meeting specific topics / New Business.

**a. 25-00-54 – 0170 New York Mountain Road – Shields Residence – Final Review**

Brennan provided a brief overview of this project that was previously approved in 2021. Minor changes have been made to the initial approved plan set. RV Garage has been removed and the roof form was reduced.

The DRB provided the following comments:

1. Masonry within guidelines.
2. Material changes should occur within transition changes. Recommend working with the owners to remove material changes on same plane.

3. Stucco color on elevation facing Brush Creek should be muted and blend in with the natural environment.
4. Review color LRV requirements recently adopted.
5. Mock-up for color approval

Motion to approve with conditions:

Motion: John Martin

Second: Tom McCord

Vote: 5-0

Conditions:

1. Ensure color selection meets adopted LRV requirements.
2. Proposed colors will be presented on required mock-up for final approval.

**b. 21-00-06 – 0029 Thresher Court – Glowacki Residence – Exterior Alteration - Major**

Brennan provided a brief overview of the ADU addition above the garage. All materials will match, windows to match, roof-lines to match. Deck supports are stone and timber.

The DRB provided the following comments:

1. Screening on stairs facing street
2. ADU parking is not in compliance as it is in a sewage easement.
3. Consider expanding hammerhead to allow for ADU parking.
4. Balcony over garage requires integration to mass of structure. Consider 45 degree angle below deck to appear supported.
5. External, north facing stairway, creates appearance of a second residence.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 5-0

Conditions:

1. Move driveway to situate next to garage and move landscaping to screen.
2. Verify lighting is within requirements.
3. Balcony facing driveway requires angled supports
4. Comply with staff comments and staff requirements.

**c. 23-00-17 – 0190 Aidan's Road – Filla Residence – Exterior Alteration - Major**

Jeff Manley provided a brief overview of the project. Extending second story above garage.

The DRB provided the following comments:

1. Creates a roof form 1' over height requirements. Residence is already over height requirement.

Motion to approve:

Motion: Melanie Richmond

Second: Kristen Olsen

Vote: 4-0-1 (John Martin abstained)

**d. 04-07-01 – 0031 West Foxglove – Cook Residence – Final Review**

Maggie Fitzgerald provided a brief overview of a previously approved project from 2021. No changes have been made to the original plans. There may be an opportunity to add visual breaks to downplay height.

The DRB provided the following comments:

1. Modify landscaping to comply with new fire regulations. Now require 5' border around entire residence.
2. Confirm need for dog-door as no fencing is indicated on plans.
3. Tall residence, still within guidelines.
4. Consider shed dormers over second story windows may be administratively approved.

Motion to approve:

Motion: John Martin

Second: Jim Crine

Vote: 5-0

**e. 22-00-56 – 1044 Fourth of July Road – Spinato Residence – Preliminary Review**

Julie Spinato presented a brief overview of the project. Sloping property and considering walk-out on backside. Uplands Victorian.

The DRB provided the following comments:

1. Slope of property requires greater grade changes. We have approved several residences with these same parameters.
2. 5' landscape border is required for revised fire regulations.
3. Garage materials – flat panel black with windows to integrate with the architecture of the residence.
4. Handrail required for exterior staircase.

Motion to approve:

Motion: John Martin

Second: Jim Crine

Vote: 5-0

Conditions:

1. Comply with wildfire regulations for landscape
2. Indicate ADU parking on plans

**f. 25-00-07 – 1069 East Haystack Drive – Free Residence – Preliminary Review**

Pavan Krueger presented a brief overview of the project. Simple modern home, Alpine Ranch style. Homes on either side are also very modern with shed roofs. At grade at garage and entry. Steel beams can be modified to sit on stone or concrete plinth. Awning roofs over garage doors.

The DRB provided the following comments:

1. Consider reducing number of posts. Gives more pop to steel beams. Ground supports not required with the steel beams.
2. Clean architectural scheme.
3. Windows should be square or rectangular. Trapezoidal windows generally not approvable. This design works with the trapezoidal windows. This is the best design we have seen. Remove trapezoid windows on garage.
4. Awning roofs over garage door are 1:12. Appear as a decorative element not a functional element.
5. Reglet corner board for horizontal siding to be reviewed at final.
6. Exterior lighting on Brush Creek Road to be closed on 3 sides.

Motion to approve: with conditions

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

1. Trapezoid windows study further.
2. Steel posts acceptable, some may be eliminated
3. Reglet's are acceptable if can be muted into siding material
4. Lighting enclosed on 3 sizes.

5. Other Business.

Dow Residence – berm: lowered height. TCC issued, berm is not in compliance. Berm extends property line to property line. Discussion with homeowner has occurred, we have not received a response.

Jim Crine suggested that section 8.3.1 craftsman architecture should be updated to state that the principal mass allowed is 1 -1 ½ stories with a maximum of 2 stories.

Bezdek LOD disturbed outside 16,500. While projects may require work for utilities outside of the limits of disturbance, this property far exceeded the work required.

There being no further business to come before the Board, the meeting was adjourned at 5:34 p.m. MST.

Respectfully submitted,



Shelley Bellm, Recording Secretary