

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

Directors Present:

Melanie Richmond, Chairperson
Jim Crine
John Martin
Tom McCord
Rick Dominick, Alternate
Rick Messmer, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Tim Swaner, Eagle Valley Wildland
Allison Kent, Mauriello Planning Group
Gabrielle Meola, Gabrielle Designs

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01 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 February 15, 2024 meeting were approved. Motion by John Martin, Second by Melanie Richmond. Motion carries 4-0
4. Meeting specific topics / New Business.

a. Discussion Item – Updated DRB Guidelines – Wildfire Defensible Zones

Jason provided a summary of the purpose of the wildfire defensible zones and our attempt to bring these into the Design Guidelines as the separate documents provided conflicting information.

Melanie inquired if we should list the acceptable plantings within each zone. Wildfire is recommending the removal of some species from our plant list. Pinion and Juniper have a high oil content, and Wildland is recommending these trees be eliminated. Grouping of trees should be reduced to clumps of 2-3 evergreens, groupings of deciduous should be limited within the 5-30 foot zone. We will be providing a more appropriate plant list and will ask Ric Fields & Wildfire to review.

1. Should the updated wildfire defensible zones be extended to the Uplands as well?
Yes.

2. Should the 5' cobble building surround be adopted to Uplands Guidelines and eliminate mulch from guidelines? Yes.
3. Should cobble as a standard acceptable building surround material in the Meadows be adopted? Yes, Is 5' width appropriate? Yes
4. Consider the minimum amount of bushes required? Yes
5. Consider the amount of minimum trees required? No
6. Would it be better to reduce the number of overall trees? No
7. Would a change to the number of trees types be appropriate? 10 tree minimum, no more than 5 evergreens.
8. If a minimum number of deciduous and evergreen trees are required. Can substitutions be made? Yes, more deciduous can be planted but no more than 5 evergreens.

b. Discussion Item – Updated DRB Guidelines Chapters – Intro & Site Design

Allison Kent provided an update on the Design Guideline update. We have combined the information that was duplicated and created tables to make understanding the guidelines simpler to use.

Driveway standards vary from the Town of Eagle. We are working with the Town to ensure our standards match the Town.

Driveways should be the same in all neighborhoods.

Remove street parking from the guidelines.

ADU parking on the property should be screened appropriately.

Re-word Highlands, paragraph 2 to clarify wording.

Verify all architectural styles are appropriate in each neighborhood. Reword prairie style for the Highland Neighborhood.

Members should review the updated documents and provide feedback to the DRB Administrator by the 29th of March.

c. 21-00-37 – 0299 Harvester Court – Sandler Residence – CDC – Garage Doors

Jason provided a summary of the design changes requested by the Sandler's. He was not comfortable approving the change to the black metal garage doors.

The DRB provided the following comments:

1. Modern metal doors need to match the architecture of the home. These doors do not match the craftsman style.
2. Metal door is acceptable as long as it meets the character of the home. Jason will forward Clopay website as approvable styles to the applicant.

Motion to deny garage door change:

Motion: Tom McCord

Second: Jim Crine

Vote: 3-0-1 (John Martin recused)

d. 24-00-13 – 2693 East Haystacker Drive – Prima Box Residence – Final Review

Gaby provided a brief overview of the design changes.

The DRB provided the following comments:

1. John prefers option 1 for siding options as diagonal siding pattern is not allowed in Eagle Ranch.
2. Rick M. stated that they have met the requests of the board in using the herringbone design as an accent. This design meets the intent of the guidelines.
3. Jim thinks this home fits the neighborhood.
4. Rick D. pay attention to how the details are resolved. Make sure details are consistent on both sides of the home.

Motion to approve option 1 with staff recommendations:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 4-0

5. Other Business.

a. **Discussion Item – Turf Information**

Use specifications submitted with 2693 East Haystacker to assist with building new landscape information in Design Guidelines.

b. **Michael Sanner**

Has missed 3 meetings this calendar year. There may not be an opportunity for Michael to move to an alternate position. Shelley reviewed steps taken to understand his absences and reviewed the email forwarded to Michael and his replies. We will send out an email message to the ownership informing of the opening for appointment. Tom McCord will reach out to Michael to discuss the concerns of the existing members.

c. **New Construction – Foxglove Lane**

John Martin's neighbor reviewed a potential design with a secondary carriage house with additional parking and ADU. Meadows states home must be perpendicular to the street unless there is a variation in the lot line. Align house with property line, architect can make the residence work with the lot lines. Align house perpendicular to the street, will not work.

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

Respectfully submitted,



Shelley Bellm, Recording Secretary