

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 20, 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  
John Neal  
Jim Crine  
Rick Dominick, Alternate

Others Present:

Jason Berghauer, EWH Design Review Board Administrator  
Leah Mayer – Architect  
Mark Ludwin – Owner/Developer  
Eric Weis – Owner/Developer  
Chelsea Iacino – Owner  
Hailey Rushing – Owner  
Michael and Donna Smith – Owners  
Brennen Fitzgerald - Architect

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:00 p.m. MST. A quorum of members was present.
2. DRB Business.
  - a. Approval of Minutes. Upon motion by John Martin and second by Tom McCord, the minutes of the February 20, 2025 meeting were unanimously approved.
3. Meeting specific topics / New Business.
  - a. **25-00-49 – 61 New York Mountain Road – Genx Development – Preliminary Review**  
Leah Mayer provided a brief overview of this project.

The DRB provided the following comments:

1. The grade near the front entry courtyard exceeded the maximum 5’ of allowable grade change from existing. The DRB members deemed this approvable and would grant a variance in this situation.

2. Rick Dominick asked the applicant to explain the material changes around the house. The change of materials in the same wall plane was brought up, as this is not typically allowed. The Board members discussed options for ways to terminate materials at inside corners including the potential use of wing walls.
3. The proposed metal window trim was discussed. The Board was open to the use of metal window trim but wanted to see the differentiation of the header if possible. The applicant will present details and options for Final Review.
4. The Board asked for clarification on the roof planes and discussed the two proposed roof pitches of 2:12 and 3:12. The Board suggested that doing all of the roof planes in the same 2:12 pitch might make for a cleaner roof plan and roof plane intersections.
5. The horizontal levels of stucco and various ways to apply this detail were discussed. The Board overall preferred stucco levels to not vary in height mid-wall.
6. John Martin inquired about the overhanging cantilevered beams that support the roof in certain areas. The applicant noted that these beams are not structural. The Board suggested that even though they are not structural, additional support members might be required to provide “visual support”.
7. The Board inquired and discussed the metal canopies proposed over the garage area. The Board felt these were approvable.
8. The applicant clarified the deck fascia material as wood and the deck railing as metal.
9. Rick Dominick suggested heavier beams might be required to support the rear decks in order to provide a better visual balance.
10. Rick Dominick asked the applicant to consider window proportions and their relationship to the overall design for Final Review.
11. The Board requested either 3D colored renderings or colored elevations for Final Review to better show materials.

Motion to approve with conditions:

Motion: John Martin  
 Second: David Burns  
 Vote: 5-0

Conditions:

1. A variance will be granted to allow for greater than 5’ grade change near the entry court.
2. Metal corner trim may be approved, but the Board request details at Final for clarification.
3. Window trim will require some differentiation between elements, with a minimum differentiation shown at the header.
4. The Board urges the applicant to create conditions where materials terminate at inside corners.
5. Verify timber sizing to provide a more substantial structural appearance

**b. 24-00-40 – 2260 E. Haystacker – Smith Residence – Preliminary Review**

Brennen Fitzgerald gave a brief overview of the project.

The DRB provided the following comments:

1. Overall, the DRB thought this was a nice-looking home and design.
2. The Design Guidelines call for a minimum gabled roof pitch on the Alpine Ranch style. The proposed 5:12 pitch was discussed. The DRB felt that given the overall design and how it relates to the site, this lower pitch of 5:12 would be approvable.
3. The unique accent horizontal siding was discussed. Applicant will provide a physical sample for Final Review.
4. Divided lights for the windows were discussed. Final layout will be provided for Final Review.

Motion to approve with conditions:

Motion: John Martin  
Second: Tom McCord  
Vote: 5-0

Conditions:

1. Divided lights/window mullion patterns must be provided for Final Review.
2. Applicant will attend to Admin notes for Final Review.

**c. 08-09-09 –102 Callie Clark Court – Iacino Residence – Major Exterior Alteration with addition of square feet - ADU**

David Burns provided a brief overview of the project.

The DRB provided the following comments:

1. Staff asked for clarification on “Turfstone pavers.” The DRB felt these open pavers would be approvable and have been used on other properties in Eagle Ranch.
2. The existing circular driveway was discussed along with the location of the ADU parking. The proposed ADU parking location was done to respect the front setback. The owner preferred the idea of the parking space closer to the ADU, but the Board felt the proposed location was compliant with the Design Guidelines. The Board did not feel that landscaping screening would be required for the ADU parking space due to its location.
3. Overall, the Board felt the addition integrated well with the existing home.

Motion to approve:

Motion: John Martin  
Second: John Neal  
Vote: 4-0  
David Burns recused himself

Conditions:

1. No conditions were specified and the application was approved as presented.

**d. 03-06-09 –16 Robins Egg Lane – Rushing Residence – Moderate Exterior Alteration including pool**

Hailey Rushing provided a brief overview of the project along with some insight into the process and costs relating to the permitting of a swimming pools with the Town of Eagle.

The DRB provided the following comments:

1. The Board asked and clarification by the applicant was made regarding the pool size, the materials (fiberglass) and that the retractable cover will be used in place of code required fencing.
2. Details about the exposed pool mechanical equipment, the gazebo and green house were discussed.
3. Staff clarified the Design Guidelines regarding criteria for Outbuildings and Recreational Structures including Quantity and Size.
4. Trees and bushes may be planted in the setbacks in order to screen the pool and mechanical equipment.
5. Some additional details regarding the Gazebo style, construction and location will be provided by the applicant as they are made available. These details will be given to the Administrator who will make the final decision on approval.

Motion to approve with conditions:

Motion: John Martin

Second: Jim Crine

Vote: 5-0

Conditions:

1. All exterior patio updates and additions must be made within the buildable area of the lot and may not be located within the property setbacks.
2. Final details will be provided to the DRB Administrator prior to the issuance of an approval.

**e. 14-00-02 –2170 Eagle Ranch Road – O’Kelly Residence – Minor Exterior Alteration - Fence**

As the was no representative for the applicant present at the meeting, staff provided a brief overview of the project.

The DRB provided the following comments:

1. The Board discussed the variance request from the applicant to place a fence within the property rear setback. Discussion included the location of the property relative to the golf course, the proposed location of the fence relative to the property lines, the existing rear yard landscaping features and whether or not a hardship was presented relative to the variance request.
2. After discussion, the Board found no hardship. Therefore, the application as presented was denied and no variance was granted.
3. The Board noted that if the applicant would like to place a fence in the rear yard, the side and rear setbacks would need to be respected.

Motion to deny:

Motion: Jim Crine

Second: David Burns

Vote: 5-0

4. Other Business

**a. Design Guidelines Updates – Trim**

1. Staff presented the Board with proposed updated wording to the Design Guidelines relative to corner trim in the Uplands and Highlands.
2. The Board approved that the following line will be added to section 7.3.3 as item c:  
**Metal corner trim may be approved by the DRB on a case-by-case basis.**

Motion to approve:

Motion: John Martin

Second: Jim Crine

Vote: 5-0

**b. Stillwater Homes – Modular Home - Discussion**

1. Staff requested DRB discussion and feedback related to a potential future application for a modular home by Stillwater Homes at 2162 E. Haystacker.
2. Staff presented a sketch site plan of the property at 2162 E. Haystacker (provided by Stillwater) that included a rough building placement. The Board concluded it would be difficult to provide feedback without additional information, including the entirety of the building footprint and elements like the driveway. As presented, they did not feel the home placement was entirely compliant and that additional design refinement would be required.
3. Current Design Guidelines do not allow for the use of metal fascia in the Uplands and Highlands. Board Members discussed that metal fascia, depending on the specifics and application, could potentially be approvable. However, the Board noted that a number of composite materials are available as alternatives to metal fascia that would be preferred.
4. The Board clarified that exposed exterior glulam beams could be approved.

There being no further business to come before the Board, the meeting was adjourned at 5:29 p.m. MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Berghauer", written in a cursive style.

Jason Berghauer, DRB Administrator