

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 August 20, 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 Harbourne
Rick Dominick*
Jim Crine

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH DRB Administrator
Brennen Fitzgerald - Architect

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:01 p.m. MDT. A quorum of members was present.
2. **DRB Business**
 - a. **Approval of Minutes.** Upon motion by John Neal and second by Jim Crine, the minutes of the July 16th, 2026 meeting were unanimously approved.
 - b. **Guideline Updates.**
3. **Meeting specific topics / New Business:**

- a. **05-09-01 – 1140 Capitol Street – Capitol Lofts, LLC – Exterior Alteration Moderate**

The DRB provided the following comments:

1. The DRB asked for the color of the exterior staircase and if the staircase meets fire code.
 2. The window wells on the South side of the building are suggested to not be up to code.

Motion to approve with conditions:

Motion: John Neal
Second: Jim Crine
Vote: 3-0

Conditions of Approval:

1. Exterior Staircase
2. Window wells

b. 25-00-64 – 1880 East Haystacker – Pennington Residence – Final Review

Brennen Fitzgerald provided updated information on the changes of the Residence from Final Review in 2024. This included removal of the basement and addition of living space above the garage.

The DRB provided the following comments:

1. The back deck as proposed was slightly above grade which would require screening. It was suggested to adjust the grading instead.
2. Looked at the balcony above the garage to see if the roof overhang was adequate.

Motion to approve with conditions:

Motion: John Neal

Second: David Harbourne

Vote: 3-0

Conditions of Approval:

1. Regrading of the first story deck

There being no further business to come before the Board, the meeting was adjourned at 3:59 p.m. MST.

Respectfully submitted,

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

Christine Heimerl, Design Review Board Administrator