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 June 18, 2026 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

John Neal*
Tom McCord
David Burns
David Harbourne

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH DRB Administrator
Jeff Manley - Architect
Dawn & Rodney Fritts – Owners
Kelsey Grundman* - Architect
Oliver Durif* - Owner
Sharri Hammer & Gary Buelow* - Owners
Jon Stevenson - Contractor

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:03 p.m. MDT. A quorum of members was present.

2. **DRB Business**
   a. **Approval of Minutes.** Upon motion by Tom McCord and second by David Harbourne, the minutes of the May 21, 2026 meeting were unanimously approved.

3. **Meeting specific topics / New Business:**

   a. Design Guideline Updates

   Staff provided an overview of the proposed updated sign guidelines. Staff presented updated Town of Eagle Land Use Code, specific to the State of Colorado Wildfire Resiliency Code. Staff will draft new verbage/updates for approval at next Design Review Board meeting.

   Motion to approve updates to Sign Policy within the Design Guidelines:

   Motion: David Burns
   Second: John Neal
   Vote: 4-0

   b. 25-00-10 – 1141 East Haystacker – Durif Residence – Final Review

   Kelsey Grundman gave a brief overview of changes from the Preliminary Review.

The DRB provided the following comments:

1. The DRB found the stone border to be inconsistent.
2. Discussion of the garage update from Preliminary Review with matching doors. Found the side wall of garage to be empty/bland looking.
3. Corner boards and window trim were also discussed as the guideline states the minimum requirement is 2x6 vs. 1x6.

Motion to approve with conditions:

Motion: Tom McCord
Second: David Burns
Vote: 4-0

Conditions of Approval:

1. Addition of one to two windows on side of garage.
2. Create continuity with stone base or stucco.
3. Include corner window and trim details for Technical Review.

c. 25-00-27 – 147 Mount Jackson Court - Fritts Residence – Final Review

Jeff Manley gave a brief overview, highlighting the changes made per the Boards' recommendations at the Preliminary Review.

The DRB provided the following comments:

1. The Board discussed the corner board measurements.
2. The landscaping plan was discussed in reference to trees.

Motion to Approve with conditions:

Motion: David Burns
Second: Jim Crine
Vote : 4-0

Conditions of Approval:

1. Corner boards should meet minimum requirements of 2x6 inches.

d. 22-00-35 – 107 South Penstemon – Buelow – Hammer Residence – Preliminary Review

Gary Buelow gave a brief overview of the project.

The DRB provided the following comments:

1. The DRB discussed landscaping with tree spacing requirements.
2. The stone must terminate on the inside corners.
3. The window trim was discussed. Windows within stucco should be recessed to adhere to the Design Guidelines.

Motion to Approve with conditions:

Motion: Tom McCord
Second: David Burns
Vote : 4-0

Conditions of Approval:

1. Applicant will address window trim in stucco areas.
2. Stone shall terminate on inside corners.

4. <u>Other Business</u>:

a) **93 Newquist Street – Lloyd Residence – Outdoor Privacy Curtains**

Staff gave a brief overview of the outdoor privacy curtains placed and also highlighted neighborhood complaints. The applicant removed the original striped curtains and suggested a new solid, beige curtain that blends in more with the residence. Applicants stated this was a seasonal addition for warmer weather.

The DRB provided the following comments:

1. The Board did not feel the curtains were a permanent structure.
2. The Board did not feel a vote was necessary and for any future instances, they will be handled on a case by case basis.

b) 171 West Foxglove – Dow Residence – Fencing Request

Staff and Applicant gave a brief summary of the proposed fencing. The Board discussed The specifics of the application including fencing location, materials, and berm height.

Motion: David Burns
Second: John Neal
Vote : 4-0

Conditions of Approval:

1. Fencing cannot be placed in setbacks.
2. Step down of fencing height off of the berm cannot exceed 6 feet while fencing height on the berm cannot exceed 4 feet.

There being no further business to come before the Board, the meeting was adjourned at 5:19 p.m. MST.

Respectfully submitted,

Christine Heimerl

Christine Heimerl, Design Review Board Administrator