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 September 18, 2025 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

John Neal
John Martin
Tom McCord
David Burns
James Crine
Rick Messmer, Alternate

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH Eagle Ranch DRB Administrator
Leah Mayer – Architect
Pavan Krueger* – Architect
Kathy Aalto* – Landscape Architect
Matt Bartok* – Homeowner
Ken Wright, Lisa Gelker - Homeowners
Noah Beairsto - Homeowner
Brett Paterson* - Homeowner

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:05 p.m. MDT. A quorum of members was present.

2. **DRB Business**
   a. **Approval of Minutes.** Upon motion by Tom McCord and second by Jim Crine, the minutes of the August 21, 2025, meeting were unanimously approved as submitted.

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

   a. 25-00-28 – 173 Mount Jackson Court – Private Residence – Final Review

   Leah Mayer gave a brief overview of the proposed alterations.

   The DRB provided the following comments:
   1. Overall, the Board found the project to be compliant relative to the Highlands Ridgeline criteria and the Alpine Ranch style.
   2. The board acknowledged the changes from the Preliminary review to the beams and brackets on the front and rear of the home. The brackets now show a uniform presentation.

3. The board noted the exterior staircase option, which was included on the Final Review drawing set.
4. David Burns asked about areas of exposed foundation. The applicant stated that metal would cover the areas in question. The metal base will be a light color to match the proposed siding.

Motion to approve with conditions:

Motion: Tom McCord
Second: Jim Crine
Vote: 5-0

Conditions :

1. Attend to staff notes for Technical Review.

b. 21-00-26 –86 Harvester Court – Bartok Residence – Preliminary Review

Pavan Krueger gave a brief overview of the proposed project.

The DRB provided the following comments:

1. David Burns asked about the solid stucco "bookends." The Board suggested a joint pattern in the stucco to help break up those elements.
2. Rick Messmer asked about decorative roof awnings on the rear elevation and if they were an open design, like a pergola might be. The Board discussed whether these elements should be classified as an awning or a roof.
3. Rick Messmer brought up the orientation of the front façade relative to the street, as the proposed rotation from parallel exceeded the allowable amount. The Board felt they could grant a variance on this matter. Jim Crine agreed to the variance, noting the applicant's design responded to the difficult conditions of the lot.
4. Jim Crine suggested heating the ADU entry stairs given their North-facing location.
5. Tom McCord asked about the terrain slope adjacent the driveway hammerhead. The Board suggested the applicant revisit this portion of the design to evaluate the need for retaining with either concrete or boulder walls.
6. Staff asked for direction regarding the gang of 4 windows at the kitchen area on the rear elevation. The Board suggested the 4-gang be changed to a 3-gang to be compliant with the Design Guidelines.

Motion to approve with conditions:

Motion: Tom McCord
Second: Jim Crine
Vote: 5-0
Conditions:

1. Change the rear kitchen window to a 3-ganged window to meet the Victorian style in the Design Guidelines.
2. Review the grade adjacent to the driveway hammerhead. Evaluate the need for retaining walls.
3. Change decorative roof awnings from 1:12 to 2:12 pitch on the master bedroom and ADU on the rear elevation.
4. The Board granted a variance for the orientation of the front façade as it relates to the street.
5. The Board granted a variance on the amount of variation from the existing grade at the entryway to allow for greater fill in that area

4. **Other Business:**

a. 01-03-16 - 91 E Double Hitch – Gelker Wright Residence

As-built conditions resulted in a stone veneer that terminated at an exterior corner, which varied from the Technical Approval and did not appear to comply with the Design Guidelines. Additionally, the columns located on the building showed a different base condition than what was previously approved. Staff asked the Board to discuss and provide direction on these matters.

The DRB provided the following comments:

1. On the exterior of Guest Suite #2: Applicant proposed that a steel post will be installed at the edge of the existing shed roof. The rear stone veneer will continue around the corner and terminate at the newly created inside corner. The DRB felt this was an appropriate solution.
2. The DRB felt that the column bases cannot remain as currently constructed. The Board suggested either a stone base, a stucco base, or extending the existing wood columns closer to the ground to create an appropriate base detail.
3. Applicant will submit a "change during construction" application for formal approval.

b. 04-04-07 - 119 W Foxglove – Beairsto Residence

The applicant requested approval of metal corner trim as a change during construction.

The DRB provided the following comments:

1. John Neal spoke of his support for the metal trim.
2. Grouted stone was a minor change from the drawing set of record; however, the Board supports it.
3. Applicant will include the updated metal corner materials on the Mockup.

Motion to approve:
Motion: Tom McCord
Second: Jim Crine
Vote: 4-0, John Martin recused himself.

There being no further business to come before the Board, the meeting was adjourned at 4:36 p.m. MST.

Respectfully submitted,

Jason Berghauer, Assistant Community Manager