

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 February 15, 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
Gabrielle Meola, Gabrielle Designs
Kristina Birk, Homeowner
Maggie Fitzgerald, Maggie Fitzgerald Architects
Paul Roberts, Turnipseed Architecture

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:10 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 January 18, 2024 meeting were approved. Motion by Melanie Richmond, Second by Tim McCord. Motion carries 3-0-1 (Crine abstained)
4. Meeting specific topics / New Business.
 - a. **Discussion Item – Meeting Conduct & Etiquette**
Reminder to Board regarding conduct of side conversations and continuing to discuss projects after the motion has been recorded.
 - b. **Introduction of Tim Swaner, Eagle Valley Wildland**
Tim Swaner, Eagle Valley Wildland introduced himself to the Design Review Board. Tim will serve as our representative and will perform fire mitigation assessments within Eagle Ranch. Assessments are the evaluation of individual properties and not a blanket assessment of the association. This needs to be a community effort. The more residents that participate with mitigation improves resiliency of each home. Tim is a resource for our owners and the board.

Eagle Valley Wildland is looking to offer curb-side chipping for landscape materials. This pilot program would be voluntary and may occur twice per week. More information on this program will be provided as the program is further developed.

program for curb-side landscape removal. Pilot program, voluntary, 2x per month potential.

Eagle Ranch landscape requirements are better than most. Consideration to changes in the landscape requirements should be considered. Proposed changes may include a reduction in the evergreen requirement, and to prohibit planting of juniper & pinion pine. The creation of defensible zones around residences is the best strategy for planting as the main concern is where planting is occurring, and not the number of plantings. Further discussion with the Town and Wildlife Committee should occur for the purpose of planting recommendations and mitigation outside of the 16,500 limits of disturbance. Our Guidelines and PUD documents conflict in this area.

Further discussion occurred surrounding considering the addition of material requirements such as those within the Wildfire Urban Interface regulations. Would it make sense for ER to have recommendations on materials that we can provide to builders? Should we be proactive in this process as more communities adopt stricter fire mitigation requirements?

c. 21-00-12 – 0153 Thresher Court – Davis-Maslan Residence – Final Review

Maggie Fitzgerald gave a brief presentation of the changes. Removal of the retaining walls and lowered the residence. Fence is within the 42” requirement. Rear porch roof has been modified to 2:12 slope. Rear door height has been adjusted and corrected to comply.

The DRB provided the following comments:

1. Allow 24” overhangs on eaves and 30” gables - rakes

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 3-0

Conditions:

1. Allowing gable 30” overhang on the roof, all other eaves can be 24”

d. 04-06-40 – 2023 Eagle Ranch Road – Birk Residence – Final Review

Gaby provided a brief overview of the design. The home is designed according to the Victorian Style architecture. No significant changes were made from Preliminary Review, with the exception of moving the garage back a few feet.

The DRB provided the following comments:

1. Please provide a Spec sheet for synthetic grass.
2. Window head trim is 4x4, sill is 4x4, side 2x4, good detail for board & baton siding.

3. Roof shingle & dark bronze metal.
4. Garage door materials – applied wood
5. Be very careful where you have a lot of different materials coming together so detailing is keeping with the rest of the home.

Motion to approve with staff recommendations:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

c. 21-00-33 – 0213 Harvester Court – Walker-Miller Residence – Final Review

Paul Roberts provided a brief overview of the previous approval process. New owner has requested review and approval of plans as presented. No changes to previous approval of April, 2021.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

d. 25-00-25 – 0095 Mount Jackson Court – Ostmeyer Residence – Preliminary Review

Paul Roberts provided a brief overview of the project and specifically noted that the owners would prefer windows without mullions and the flat roofs as designed.

The DRB provided the following comments:

1. Flat roofs do not comply with the minimum 2:12 pitch. No hardship is recognized to allow a variance to this guideline.
2. A minimum of 1 mullion is required in windows.
3. Vertical siding cannot be less than 8". Provide color for final review.
4. All spaces greater than 5' must be counted towards floor area.
5. Garage door details are required for final review.
6. Rick Dominick stated that the exterior may appear openly spare, with very simple forms. Consider more of a modern aesthetic with the use of metals as an opportunity to read richer and more interesting. You could also go the other way and be very minimalistic.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

Conditions:

1. No variance shall be granted for flat roofs and must comply with the minimum 2:12 pitch requirement.
2. Window forms need more development and require a minimum of 1 mullion.
3. Must account for all "dead spaces" over 5' in floor area calculations.
4. Further development of finish materials is required for final review.
5. Must comply with site, landscaping and architectural guidelines.

5. Other Business.

a. Discussion Item – Board member absence

Michael Sanner has missed the first two meetings in 2024 which will require him to attend all other meetings, virtually or in person, for the remainder of the year to maintain his appointment to the Board. The Board requested an email be sent to Michael informing him of the obligation under the Roles and Responsibilities and ask how he would like to move forward. Options include: 1) attending remaining board meetings in 2024; 2) requesting his appointment be modified to that of an alternate and request an alternate replace his position; 3) resign from the board.

There being no further business to come before the Board, the meeting was adjourned at 4:00 p.m. MST.

Respectfully submitted,

Handwritten signature of Shelley Bellm in cursive script.

Shelley Bellm, Recording Secretary