

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 November 20, 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-Board Alternate
Rick Dominick-Board Alternate*

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH Eagle Ranch DRB Administrator
Pavan Krueger – Architect*
Kathy Aalto – Landscape Architect*
Janine Bartok – Homeowner*
Robert Shapiro – Homeowner*
Bryn Jacobs – Homeowner*

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 Jim Crine and second by John Martin, the minutes of the October 16, 2025, meeting were unanimously approved with one correction.

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

a. **25-00-87 – 1112 East Haystacker – Private Residence – Preliminary Review**

Pavan Krueger gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The dog run area was discussed due to the location on the side yard property. The Board deemed it approvable as shown.
2. The TOE may not allow a door between the ADU and the main residence.

3. The Board discussed the potential need for a roof over the ADU porch. The Board felt it was acceptable not to require said roof since the deck was enclosed underneath.
4. There was discussion about the rear deck support columns and their termination at the ground. The Board suggested the applicant revisit this for Final Review and explore options.
5. Chimney shroud was discussed relative to code. Overall the Board felt that the design shown was acceptable.

Motion to approve with conditions:

Motion: John Martin

Second: John Neal

Vote: 5-0

Conditions :

1. Revisit Column bases for Final Review.
2. Dog run acceptable as shown.
3. The alternate entry design with front door facing to street was preferred.
4. Include divided lights in horizontal windows.

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

Pavan Krueger gave a brief overview of the proposed alterations from the Preliminary Review.

The DRB provided the following comments:

1. Overall, the board found the project to be compliant relative to the Uplands criteria and the Victorian style.
2. The grade near the hammerhead was addressed by Kathy.
3. Pavan noted the ADU stair location was updated due to utility enclosures.

Motion to approve with conditions:

Motion: John Martin

Second: Jim Crine

Vote : 5-0

Conditions:

1. Attend to staff notes for Technical Review.

4. Other Business:

a. 08-10-17 – 43 Harrier Street – Cappel Residence

Resident requested two variances: One was regarding overall height and the second was for the location of the fencing on the property.

The DRB provided the following comments:

1. The Board felt there were no hardships relative to the height and the fence shall be 42" tall.

2. The Board was willing to grant a variance for the fence location as long as the Owner verifies that it is within property boundaries.

Motion to Deny Fence Height Variance with conditions:

Motion: Tom McCord

Second: John Neal

Vote: 5-0

Conditions :

1. Fence must comply with Design Guidelines and be 42 inches tall.

Motion to approve fence location as applied for with conditions:

Motion: Tom McCord

Second: Jim Crine

Vote : 5-0

Conditions:

1. Applicant must verify the fence location relative to the adjacent property line.
2. TOE may require encroachment permit for fence in easement.

There being no further business to come before the Board, the meeting was adjourned at 4:40 p.m. MST.

Respectfully submitted,



Christine Heimerl, DRB Administrator