



**MINUTES OF A SPECIAL MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
March 2, 2023**

A Special Meeting of the Eagle Ranch Design Review Board was held on Thursday, March 2, 2023, at 3:30 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

**MEMBERS ATTENDING**

Melanie Richmond  
Jim Crine  
Michael Sanner  
Rick Dominick (via Zoom)

**OTHERS ATTENDING**

Shelley Bellm, Association Assistant Manager  
Mike Ingo, DRB Administrator  
Clements – John Clements (via Zoom), Chris Kintner (via Phone)

**MEMBERS NOT ATTENDING**

Tom McCord  
Alicia Davis  
John Martin  
Rick Messmer

**GENERAL**

**Wood-like Metal Siding Material**

- a. Current Guidelines do not allow fully metal siding. Discussed at last board meeting if guidelines should be amended to possibly allow a full metal sided building with some restrictions. Some challenges are textures and shadow lines with products like this with focus on how it works in the details due to lack of depth in the trim extrusions.
- b. Product reviewed was T-8 Plankwall by Western States Metal Roofing. Several Board members reviewed the installed physical product on a mock-up within the community prior to the meeting. Reviewed the manufacturer's website in depth for installation videos, photos of completed projects, and specific profiles available for the planks and trim pieces.
- c. The wood-grain planks generally look appealing, especially from a distance and have a distinguishable reveal between planks. The matching wood-grain j-trim does get too busy looking in areas requiring a lot of termination trims, like a soffit. A solid color that better blends trim and planks at soffit-like locations with large amounts of trim terminations would be preferred.
- d. Warranty on print coat finish listed at least 20-year for the print coat to remain intact and distinguishable.
- e. Discussed that as a Board, important to have open mind of products when it comes to water consumption and fire risks. Should also be a considerate of products that weather well in our climate.
- f. There are concerns for success of the product in big, large, expanses of the material. It starts to look a little unnatural and can be repetitive looking with the limited patterns available of the planks. It appears more successful when an elevation can be broken up with various materials, and may be a consideration for making the product look better.
- g. Would consider as an approval of a project as a test run, with understanding that the Board is not obligated to allow on all future projects as supported by Section 6.3 of the Declarations.
- h. Discussion carried into the review of the project specific mock-up of what would be accepted at this time.

**Clements Residence** Filing 25 – Block 00 – Lot 78 \_ 1364 East Haystacker Drive – **Physical Material & Color Board** – Architect: Turnipseed, Brennen Fitzgerald; Highlands Ridgeline, Alpine Ranch

- a. Owner's intention is to achieve as much of a fire-resistant house as possible. Also had considerations for reduced maintenance of the home in comparison to maintaining a natural wood product.
- b. Discussed details of the various proposed applications of the T-8 Plankwall product on the home. Wood-grain looks good at the vertical siding. Trim details will need to be worked out. Contractor to reach out with manufacturer for detail options to provide depth at accent trim around larger picture windows as well as general details for stock trim profiles to be used. All soffit and fascia to be solid dark color Burnt, will update images on plans as part of the revised CDC.
- c. Reviewed perspective view on detail 3/A3.3 of the plans for consideration to add corrugated wall panels under shed roof at patio to break up the wood-like metal siding. Owner likes that color combination at other areas of the home and will take consideration at this location.
- d. Proposed alternate thin veneer panelized stone as presented on mock-up does not meet the guidelines. Contractor and Owner to explore other options for larger format stone, may still be a thin veneer if can give the appearance of being supportive.
- e. Revisions to proposed CDC for mockup alternates will be coordinated with Administrator review of stone revisions and details for metal siding. May include manufacturer's details or shop drawings.

**Motion:** Melanie Richmond motioned as follows:

1. Approve metal product as submitted with a woodgrain look for the vertical siding elements.
2. On rear elevation, suggest adding a section of corrugated metal to break up the verticality and massing of the simulated wood metal siding.
3. The fascia, gable ends, soffits, window trim shall all be of the "Burnt" metal color.
4. Feature windows shall have a larger trim that shall stand proud at least ¼" from the siding.
5. Simulated skinny stone as presented does not meet the Guidelines, an alternative option shall be presented for review.

Jim Crine seconded. Motion passed unanimously.

Melanie Richmond made a motion to adjourn at 4:28 pm, second by Jim Crine

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END OF MINUTES