

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 April 18, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

Melanie Richmond
John Martin
Tom McCord
Jim Crine*
Rick Dominick, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Allison Kent, Mauriello Planning Group
Paul Roberts, Turnipseed Architecture
Scott Turnipseed, Turnipseed Architecture
Jeff Manley, Martin Manley Architects

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the March 21, 2024 meeting were approved.
3. Meeting specific topics / New Business.

- a. **Eagle Ranch Design Guidelines Updates** – Allison Kent from Mauriello Planning Group – Process and Landscaping. Questions and discussion.

Process:

1. Has the DRB done the “conditional reservation of architectural style” recently? Is it still necessary at this level of build-out? *Remove this section in the guidelines.*
2. Is the Soils Groundwater Report necessary at Pre-Design? *No*

Landscape:

1. Landscaping must be installed within 180 days of TCC in all neighborhoods except its 90 days in the Meadows. Should we go to 180 days for all areas? *Yes, 180 days in all neighborhoods.*

2. Water features are not mentioned in the Meadows. Should we allow them? *Yes, as long as they comply with Town of Eagle water regulations.*
3. Do we want to eliminate organic mulch as allowable planting bed material? *Yes, alongside the residence. Outside the 5' perimeter around the residence, organic materials may be used. No rubber is allowed for mulch and volcanic rock is an acceptable material.*
4. Allowance for artificial turf – do we want to limit it to being permitted in rear yards, and at the discretion of the DRB in front and side yards? *Yes, front and side yards at the discretion of the DRB and a sample of the turf will be required at mock-up.*
5. Wildfire requirements – do we mandate it for the Highlands and recommend it for all other neighborhoods? Do we base it on the wildfire rating for the Uplands? *Recommended in all neighborhoods.*
6. How does the DRB feel about no plantings within the perimeter 5ft planting beds in the Uplands? *We need to follow wildfire recommendations in all neighborhoods.*
7. Neighborhood Center (Filings 15-17) – thoughts on adding them at the end of each chapter? Their guidelines have not been updated since 1999 so they are out of step with the other neighborhoods. They are built out, but we will still have additions, landscaping projects, etc., for review. *Add them to the end and if they want to do Firewise landscaping, refer to the appropriate section.*

The DRB provided the additional comments:

1. Drop perennial count throughout community

c. 25-00-64 - 1880 East Haystacker – Pennington Residence – Preliminary Review

The DRB provided the following comments:

1. Windows comply with guidelines, prefer window trim
2. Clarify if metal materials are being used
3. If horizontal siding is utilized, corner boards are required
4. All windows should have consistency with divided light
5. Garage door glass must be frosted

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Window trim recommended around all windows
3. Define black siding as shown on plans
4. Window's require consistency with divided light

d. 25-00-25 – 95 Mount Jackson – Ostmeyer Residence - Final Review

The DRB provided the following comments:

1. Make sure all Preliminary design comments are carried forward to technical
2. Anything over 5', including attic space, must be noted and calculated as square footage.
3. Garage door is going to be 4 x 4 panel textured metal. Cut sheet required for technical.

Motion to approve with conditions:

Motion: Rick Dominick

Second: Jim Crine

Vote: 5-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Sample of window trim at mock-up
3. Vertical siding at mock-up
4. Encourage applicant to verify depth/color variation to vertical siding
5. Building height to be shown on plans for technical

e. 03-06-15 – 333 Robins Egg – Robins Egg LLC Spec Home –Preliminary Review

The DRB provided the following comments:

1. Variance for rotating home 15 degrees from tangent is acceptable as guidelines state if the property lines are skewed more than 5 degrees from perpendicular to the street an unreasonable hardship may be granted a variance.
2. Front façade zone requirement is 40-50 ft, per Meadow's guidelines. This plan is currently at 35-45 ft. The house could be pushed back a bit to give the appearance that it is more in line with others on the street.
3. A hammerhead is allowable if that makes the design work better.
4. Rotate the residence just a couple of degrees and put the hammerhead in, it solves the driveway issue and still allows the front porch to face the street.
5. Sidewalk requirement must be met
6. Greater detail/bulk on base of front columns is necessary for Craftsman, consider using Victorian guidelines and bringing the roof pitch in line with that style.
7. Windows require divided lights
8. Window trim may work best with this style of home

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Siting of residence as shown on drawings is acceptable and a variance is granted.
3. Home should be shifted back a few feet to within the 50ft. setback
4. The width of the home is okay as drawn.
5. Driveway is acceptable and a hammerhead is acceptable if architect chooses.
6. A sidewalk from the street to the front of the house, as well as one from the driveway, is acceptable.
7. The style shall be changed from Craftsman to Victorian.
8. Front porch columns acceptable under Victorian style.
9. Memorandum items B & C shall be struck.
10. Picture windows and window mullions shall be modified.
11. Transom windows as shown are acceptable.

f. 01-01-32 – 53 Seven Hermits – Houser Residence –Pre-Design

The DRB provided the following comments:

1. Variance for siting is approved
2. Recommend to enclose ADU stairs on SW side of residence facing golf course

Motion to approve as presented:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

4. Other Business.

- a. Discussion regarding Pre-Design applications - the guidelines do not state that pre-design meetings are required, but recommended. We need to update the guidelines to match the requirements the DRB has stated.
- b. Tesla Solar Panels are being considered for use at 53 Seven Hermits and information for the product has been provided. Future discussion should be considered to better understand if this is a viable product for use in Eagle Ranch. We can schedule a representative of this product to present to the DRB.
- c. Discussion regarding DRB applicants. John recommended John Krueger consider applying for the open seat.

There being no further business to come before the Board, the meeting was adjourned at 5:25 p.m. MST.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "SBellm".

Shelley Bellm, Recording Secretary