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 October 16th, 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

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH Eagle Ranch DRB Administrator
Julie Spinato* – Architect
Paul Roberts – Architect
Chris Kehoe - Homeowner
Heather Kehoe* – Homeowner
Mary Dow* - Homeowner
Kasia Karska – Designer

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:03 p.m. MDT. A quorum of members was present.

2. **DRB Business**
   a. **Approval of Minutes.** Upon motion by Jim Crine and second by Tom McCord, the minutes of the September 18th, 2025, meeting were unanimously approved as submitted.

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

   a. **22-00-56 – 1044 4th of July – Private Residence – Final Review**

   Julie Spinato gave a brief overview of the proposed alterations from 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. Julie noted that the handrail on the exterior staircase used to access the ADU would be included for Technical Review.
   3. The board acknowledged the update from the Preliminary review regarding the ADU dedicated parking space.

4. The board acknowledged the changes from the Preliminary review: AC units were included on the landscape plan to verify any necessary screening.
5. Julie confirmed a 2x6 corner board trim will be used with the horizontal siding. The Board clarified that the corner boards do not need to be mitered, and a standard overlap is acceptable.

Motion to approve with conditions:

Motion: John Martin
Second: Jim Crine
Vote: 5-0

Conditions :

1. Attend to staff notes for Technical Review.

b. 25-00-25 –95 Mt. Jackson – Ostmeyer Residence – Final Review

Paul Roberts gave a brief overview of the proposed project.

The DRB provided the following comments:

1. Overall, the board found the project to be compliant relative to the Highlands criteria and the Alpine Ranch style.
2. Paul noted the trash cans would be stored inside the garage and not on the rear of the home as shown.

Motion to approve with conditions:

Motion: John Martin
Second: David Burns
Vote : 5-0
Conditions:

1. Attend to staff notes for Technical Review.

c. 20-00-07-189 Beetcher-Kehoe Residence-Final Review

Chris Kehoe gave a brief overview of the proposed plans for the ADU.

The DRB provided the following comments:

1. Overall, the Board found the project to be compliant with the Neighborhood Center Single Family Residence Design Guidelines.

Motion to approve with conditions:

Motion: David Burns
Second: Tom McCord
Vote: 5-0
Conditions:

1. Attend to staff notes for Technical Review.

4. Other Business:

a. 04-07-10 – 171 Fox Glove – Dow Residence

Resident requested using continuous fencing along the west side of the property line along the elk corridor vs. wrapping individual or small groups of trees. The fencing is temporary/ seasonal and meets the other criteria for approved wildlife fencing.

The DRB provided the following comments:

1. The DRB determined that a single continuous enclosure to surround the new vegetation on the Western edge of the property was acceptable; however, the seasonal fencing may not be fully continuous along the Western property line. It could not begin at the property's driveway and continue to the street (Eagle Ranch Road).

b. 24-00-01-2453 E. Haystacker

A discussion regarding the property was held during Executive session. The conclusion was to grant an extension to the construction deadline due to extenuating circumstances until December 25, 2025. Staff will issue a notice of resolution to the owner. If not completed by December 25, 2025, a deduction from the Compliance deposit will be made for every month beyond the 15 month Continuity of Construction deadline.

There being no further business to come before the Board, the meeting was adjourned at 4:19 p.m. MST.

Respectfully submitted,

Christine Heimerl

Christine Heimerl, DRB Administrator