

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 March 19, 2026 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

Jim Crine
Tom McCord
David Burns
David Harbourne
Rick Messmer-Board Alternate

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH Eagle Ranch DRB Administrator
Rob Forslund – Architect*
Oliver & Mary Ellen Durif - Homeowner
Ruby Cruz– Architect*
Kaveh Khatibloo – Architect*
Andrew Wisdom – Architect*
Margot and Jay Dukesherer – Homeowner*
Deb Deiter – Homeowner

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:02 p.m. MDT. A quorum of members was present.
2. **DRB Business**
 - a. **Approval of Minutes.** Upon motion by David Harbourne and second by David Burns, the minutes of the February 19, 2026 meeting were unanimously approved.

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

a. **25-00-10 – 1141 East Haystacker – Durif Residence – Preliminary Review**

Rob Forslund gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The Board evaluated the proposed 12-foot overhead door associated with the larger garage volume and its relationship to the shed roof form. The element was perceived as visually dominant within the composition.
2. Overall, the Board determined the project to be compliant relative to the Highlands Ridgeline neighborhood criteria and the Alpine Ranch style.

Motion to approve:

Motion: David Burns
Second: Jim Crine
Vote: 4-0

Conditions of Approval: Reassessment and refinement of the roof form associated with the larger garage structure.

b. 24-00-44 – 2162 East Haystacker – Dukesherer Residence – Final Review

Ruby Cruz gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The lack of cohesion between the front entry shed roof and the garage shed roof are not complimentary. A redesign of the front entry was recommended.
2. The proposed exterior materials which include siding and stone selections are inconsistent with the Alpine Ranch style per the Design Guidelines.
3. The window trim detail does not meet the required 2-inch minimum dimension as specified in the Design Guidelines.
4. The Board concluded that the project, in its current form, does not comply with the Uplands neighborhood design criteria nor the Alpine Ranch architectural standards.
5. The Board discussed procedural options, including tabling the application or granting conditional approval subject to revisions, with the possibility of a subsequent approval vote conducted via email.

Motion to Table:

Motion: Tom McCord
Second: Jim Crine
Vote : 3-1

4. Other Business:

a) Deb Deiter – Public Comment (Statement Attached)

The DRB provided the following comments:

1. The Board affirmed that the existing language within the Construction Compliance Agreement regarding dust mitigation measures shall remain unchanged and continue to be enforced as written.

b) 21-00-01 -85 East Haystacker – Mehrens Residence – Request for extension of the Temporary Certificate of Compliance.

The DRB provided the following comments:

1. The Board reviewed the request and discussed the option to grant a 30-day extension of the TCC approval period.

Motion to Approve :

Motion: Jim Crine
Second: David Harbourne
Vote : 4-0

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m. MST.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christine Heimerl".

Christine Heimerl, DRB Administrator