

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 May 16, 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
*Kristen Olsen
Rick Messmer, 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 3:01 p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the April 18, 2024 meeting were approved.
3. Meeting specific topics / New Business.
 - a. **Eagle Ranch Design Guidelines Updates** – Allison Kent from Mauriello Planning Group – Architecture, Supplemental. Questions and discussion.

Specific Questions-Architecture:

1. General Architecture chapter could be merged with another chapter as it ended up being very short. Are you ok with reframing that chapter? *Yes*
2. Are you ok with us taking out statements about weathering steel being without warrantee? *Strike language from all chapters*
3. Highlands Ridgeline makes some references to the Visual Reference Points done with the original plat. Does anyone have access to the Visual Reference Points anymore, or should we strike it? *Remove references and follow design guidelines.*

4. When there are subtle differences between the same styles but different neighborhoods, do you feel comfortable with us combining them to allow for greater simplification? *Architecture requirements should match in varying neighborhoods. Siding variations will need to be maintained, as is, in different neighborhoods.*
5. How would you like to deal with a paint color palette"? *Consider requiring specific Light Reflective Value ranges and include language recommend considering using higher quality paint to decrease fading. Add language specific to earth-tone. Colors previously approved in Eagle Ranch may be approved. Stains will not be part of this palette discussion.*

Specific Questions-Supplemental:

1. Do you want to add any requirements about roof penetrations and venting? *Confirm that guidelines specify "paint to match", and should be placed on the rear of home*
2. The section on antenna seem to deal with the "Association" rather than the DRB? This was a separate guideline document that I incorporated in. Do you want it to stay in Supplemental? *Keep in guidelines, clean up language.*
3. The Guidelines don't address solar panels or radon mitigation. If you would like to add some, I would recommend a few simple guidelines:
 - Exposed conduit and PVC should be minimized to the extent possible
 - Any exposed conduit and PVC should be of painted or of a color to match the roof materials or wall color it is within
 - Exterior mechanical connections and panels should occur on the side or rear of the house, painted to match the wall color, and may require landscape screening.

The DRB provided the additional comments:

1. Meet with mechanical contractor to discuss screening opportunity for split a/c units.
2. Synthetic turf – present example; review case by case basis.
3. Garage door review – case by case basis
4. ADU recommendations – stair case interior; can be separate building
5. Alpine Ranch design is very un-restrictive
6. Mini-split conduits should be added to this category or somewhere to match home color.

b. 03-06-15 – 333 Robins Egg – Robins Egg LLC Spec Home –Final Review – Turnipseed Architecture

The DRB provided the following comments:

1. Front sidewalk – end at driveway okay
2. Identify all areas over 5' of ceiling height on all drawings and add to actual square footage allowances
3. Cobble replacement instead of mulch is okay

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

1. Must meet requirements of item 6 of staff memorandum
2. A variance is approved for the sidewalk as drawn to stop at driveway

c. 01-01-32 – 0053 Seven Hermits Drive – Houser Residence – Preliminary Review – Martin Manley Architects

The DRB provided the following comments:

1. Solar roof review
2. Proposed white color is too bright. Shoot for LRV of 70 or less. Sample board on-site.
3. Black windows/trim acceptable (Iron-Ore)
4. Corner boards 5 ½", 6" nominal required for horizontal siding.
5. Siding profile – horizontal 8"
6. Full height board batten, covered by freeze board. No horizontal seam should be seen.
7. Garage doors – materials to be decided. Provide cut sheet at final.
8. Window break with lower mullion, front window, acceptable

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 4-0-1 (martin abstained)

Conditions:

1. Must meet requirements of item 3 of staff memorandum
2. Review primary paint colors to find something lower LRV 70 or less
3. No horizontal seam should be shown on vertical board batten siding.
4. Garage door cut sheets to be provided at final.
5. Identify exterior mechanical equipment for screening requirements at front of residence
6. Verify corner boards meet 6" for horizontal siding.

4. Other Business.

- a. DRB approval expirations – Commercial projects. Discussion regarding the lack of approval expirations on commercial properties. A previous project has requested extension of their approval, yet nothing in our guidelines speaks to this. It was recommended to have commercial development approvals expire 36 months after approval date. Extensions may be granted by the administrator.
- b. Minor PUD amendment required to come into compliance with other Eagle Ranch documents. Speaking with Town staff, it was determined that a minor PUD Amendment would be required to correct text within the PUD document. Changes to other governing Eagle Ranch Documents will be required as well.
- c. Landscape Requirements for planting within the 16,500sf limits of disturbance may be causing conflicts with residents' ability to attain home insurance. Insurance companies are stating that evergreens may not be placed within 30' of a residence.

- d.** Discussion regarding application for landscape modifications. In order to understand what homeowner are seeking to do, we ask that all residents apply for a minor exterior alteration.

There being no further business to come before the Board, the meeting was adjourned at 5:26 p.m. MST.

Respectfully submitted,

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

Shelley Bellm, Recording Secretary