

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 August 15, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

Melanie Richmond
John Martin
Jim Crine
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
Walt Eckenhoff, ESA Design
Brenton Ross, Homeowner
Noah Beirsto, Homeowner

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the July 18, 2024 meeting were approved.
3. Meeting specific topics / New Business.

a. 24-00-04 – 0047 Aster Court – Ross/Eckenhoff Residence – Preliminary Review – ESA Design

Walt Eckenhoff gave a brief overview of the proposed project. Review of the orientation of the placement of the home and a brief overview of landscaping. Simple, straightforward, honest design.

The DRB provided the following comments:

1. Verify building code does not require egress from the basement.
2. Architecture is a great example of the Alpine Ranch for this neighborhood. Good proportion, good mass.
3. Does Alpine Ranch allow for three distinct levels? Study window with gable roof further.

4. Trapezoid windows are not allowed. Upper windows must be changed to come into compliance.
5. Chimney flue will be researched to see if it can be lowered to minimum height required. Blend the flue to match core tin roof material.
6. Raise back shed roof. Can go to 2:12 at a maximum.
7. Note a dedicated parking location for the ADU. Review location of ADU parking.
8. Front porch layout needs to comply with 16' usable space.
9. Further clarification to ensure this design meets Alpine Ranch guidelines.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

Conditions:

1. Address all administrative notes in memorandum
2. Review windows on south elevations – Trapezoid windows are not allowed.
3. Front porch usable space must be no less than 8' x 16"
4. Consider modifying upper windows in dormers to provide sense of lower story building
5. ADU parking must be identified on plans

b. 04-07-07 – 0119 West Foxglove – Beairsto Residence – Final Review – Martin Manley Architects

John Martin reviewed changes made to plans from preliminary review. Removal of loft, reduced square footage overall. Roof forms changed from hip to gable.

The DRB provided the following comments:

1. Changes requested from preliminary nicely integrated in to final design.
2. Review landscaping to pull trees out of sewer easement.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 3-0-1 (John Martin abstained)

Conditions:

1. Address all administrative notes in memorandum.
2. Roof changes as presented are acceptable
3. Trees must be moved outside of sewer easement
4. Basement will be modified for technical

c. Eagle Ranch Design Guidelines Updates – Allison Kent from Mauriello Planning Group – Assembled Final Review.

The DRB provided the additional comments:

1. The board has been intimately involved in this consolidation and reformatting.
2. Melanie Richmond motion to approve DRB August 15, 2024, as written, with final approval from the Town. Second by John Martin. Motion carries 3-0.

4. Other Business

1. Vestia Steel siding – allowable in meadows? Fire hardened materials must be allowed. Would this be considered in meadows?

There being no further business to come before the Board, the meeting was adjourned at 4:29 p.m. MST.

Respectfully submitted,

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

Shelley Bellm, Recording Secretary