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 21, 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
Rick Dominick*

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Christine Heimerl, EWH Eagle Ranch DRB Administrator
Leah Mayer - Architect

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:05 p.m. MDT. A quorum of members was present.

2. **DRB Business**
   a. **Approval of Minutes.** Upon motion by Jim Crine and second by John Neal, the minutes of the July 17, 2025, meeting were unanimously approved as submitted.

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

   a. 25-00-28 – 173 Mount Jackson Court – Private Residence – Preliminary Review

   Leah Mayer gave a brief overview of the proposed alterations.

   The DRB provided the following comments:
   1. David Burns inquired about the use of gables and shed roofs together, versus all shed roofs.
   2. The board noted the different directions the beams and brackets faced between the front and rear of the home. They suggested revisiting the design to offer consistency on these details.
   3. Board members suggested different alternatives, including moving the shed down in height.

   Motion to approve with conditions:

   Motion: John Martin

Second: Jim Crine
Vote: 5-0

Conditions :

1. Create consistency with the beam and bracket design.
2. Dash in exterior staircase option for Final Review.

4. Other Business:

a. Design Guidelines Updates - Berms

Staff asked the Board to discuss earthen berms relative to the Design Guidelines.

The DRB provided the following comments:

1. The Board, in general, agreed that more leniency towards berms and their compliance relative to the Design Guidelines was acceptable.
2. Point 8, stating that front and rear yard berms could not exceed 1/3 the length of the respective property boundary, should be eliminated from the Guidelines.
3. Board members reiterated that berms should be free-flowing and organic in shape. They should undulate in height and meander in plan. Berms should be integrated into the landscape plan.
4. Drainage issues can dictate size and shape of berms.
5. Berms should be considered and evaluated by the Board on a case-by-case basis. The DRB should also review fencing located on top of berms on a case-by-case basis.
6. Staff will send DRB members updated wording regarding berms for approval.

b. Design Guidelines – Additional Appendices for Definitions and FAQ's.

The DRB provided the following comments:

1. Overall, the Board approved the addition of the suggested appendices.
2. The Board requested that directions on how to measure square footage be included. This would include both total gross square footage and net square footage (specific to ADU measurements).
3. The Board also requested that directions on how to measure maximum building height be included in the definitions.
4. A terrain slope of 2:1 was determined to be the maximum allowable slope before an engineered wall is required.
5. Staff was asked to update the Appendices for Board approval.

c. 91 E. Double Hitch – Stone Detail

The DRB provided the following comments:

1. Board members observed that a portion of the rear elevation on 91 E. Double Hitch differed from the approved drawing set of record, resulting in a condition where stone material terminated on an exterior corner. Per the Design Guidelines, this condition is not approvable.
2. The Board asked staff to contact the owner to seek a resolution on the matter, suggesting that either the stone could be extended to wrap the corner in question, or the unapproved stone could be removed and replaced with stucco as shown on the drawing set of record.

There being no further business to come before the Board, the meeting was adjourned at 4:25 p.m. MST.

Respectfully submitted,

Jason Berghauer, DRB Administrator