

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 April 16, 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
Rick Dominick – Board Alternate

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community
Manager
Kaveh Khatibloo – Architect*
Andrew Wisdom – Architect*
Lisa Ehli – Designer*
Margot and Jay Dukesherer – Homeowner*
Glen Harakal - Architect
Brennen Fitzgerald - Architect

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 Tom McCord and second by David Harbourne, the minutes of the March 19, 2026 meeting were unanimously approved.
 - b. **Mission Statement:** David Harbourne proposed adding the following DRB Mission Statement to the Design Guidelines:

To support the preservation of property values by promoting architectural integrity and aesthetic harmony, consistent with the Eagle Ranch Design Guidelines and PUD Guide.

Motion to approve:

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

Mission statement will be sent to the Executive Board for final approval.

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

a. 22-00-05 – 53 N. Penstemon – Herzog Residence – Preliminary Review

Glen Harakal gave a brief overview of the proposed project.

The DRB provided the following comments:

1. Staff noted there are three instances where the roof overhangs exceeded the allowed 30" overhang into property setbacks.
2. The Board discussed the orientation of the home on the site, noting that the front elevation exceeded the allowed 30-degree skew from perpendicular to front property boundary. The Board felt this was appropriate given the unique conditions of the site.
3. The taller two-story window element on the rear elevation was discussed. The Board suggested altering the horizontal elements to better reflect the intent of the Design Guidelines.
4. In general, the Board was positive in its reception to the proposed design.

Motion to approve with conditions:

Motion: David Burns

Second: Jim Crine

Vote: 4-0

Conditions of Approval:

- The DRB granted a variance from the Design Guidelines relative to the three instances of the roof eaves encroaching into the setbacks.
- The DRB granted a variance for the home placement and orientation on the site given the unique site shape and location.
- Applicant will adjust rear window horizontal members to show greater structure and to comply with maximum 10' vertical window opening guidelines.
- Applicant will attend to any technical staff note prior to Final Review.

b. 07-00-51 – 72 Longview – Ellison Residence – Final Review

Brennen Fitzgerald gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The DRB found the proposed addition of square footage to be in compliance with the Neighborhood Center Design Guidelines.

Motion to approve:

Motion: Tom McCord

Second: David Burns

Vote: 4-0

c. 24-00-44 - 2162 E. Haystacker Drive - Dukesharer Residence – Final Review 2

Jay Dukesharer gave a brief overview, highlighting the changes made per the Boards' recommendations at the initial Final Review. Jay clarified which of the two siding options was preferred.

The DRB provided the following comments:

1. The DRB found the updated entry to a single shed roof that mirrored the garage roof to better compliment the design.
2. The updates to the proposed materials were discussed which now include vertical cedar siding with stone and corten accents.
3. Overall, the Board approved of the updates and were complimentary to the revised design.

Motion to Approve:

Motion: David Burns

Second: Jim Crine

Vote : 4-0

4. Other Business:

a) 01-01-30 – 99 Seven Hermits – Krueger Residence – Changes During Construction

Staff gave a brief overview of the changes requested which include a reduction of turf on the rear yard, an increase to the stone apron and a variance to eliminate the concrete walk between the sidewalk and front entry.

The DRB provided the following comments:

1. The DRB approved of the turf reduction in the rear yard and an increase to the stone apron as proposed.
2. The Board felt that the walkway between the sidewalk and the front entry was a key feature to the pedestrian-friendly homes in the Meadows neighborhood. They advised it could be of alternate material including stepping stones or pavers, but that the element itself should remain and a variance to eliminate it would be denied.

Motion to:

Approve: Turf reduction in the rear yard and increase the stone apron.

Deny: Variance request to eliminate front walkway

Motion: David Burns

Second: David Harbourne

Vote : 4-0

There being no further business to come before the Board, the meeting was adjourned at 4:26 p.m. MST.

Respectfully submitted,



Jason Berghauer, Assistant Community Manager