

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 June 19, 2025 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

John Martin* (partial attendance)
John Neal* (partial attendance)
Tom McCord
David Burns
James Crine

Others Present:

Jason Berghauer, EWH Design Review Board Administrator
Kasia Karska - Designer
Tor Erik Brown - Designer
Brennen Fitzgerald - Architect
Maggie Fitzgerald – Architect
Ali Yasseri* - Homeowner
David Gorsuch and Abbey Fox - Owners

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:09 p.m. MST. A quorum of members was present.
2. **DRB Business**
 - a. **Approval of Minutes.** Upon motion by Jim Crine and second by Tom McCord, the minutes of the May 15, 2025 meeting were unanimously approved.
 - b. **Design Guidelines Update – Special Fencing Considerations for Lots that are Directly Adjacent to the Golf Course**
 1. Staff presented revised wording to the Board regarding the proposed updates. Staff relayed information from CPW and the Town to the Board. In general, CPW did not object to the proposed updates so long as they were compliant with the Wildlife Mitigation Plan and The Eagle Ranch PUD. The Town of Eagle noted the proposed updates were in compliance with the Eagle Ranch PUD.
 2. Tom McCord suggested that applicants in this situation should have their properties surveyed to verify location compliance prior to approval.

Motion to approve with conditions:

Motion: Tom McCord

Second: David Burns

Vote: 5-0

Conditions:

1. An additional stipulation will be added to the wording to include a survey requirement for any fencing proposed to be within 5' of any Town of Eagle easement.

3. Meeting specific topics / New Business:

a. 25-00-58 – 72 New York Mountain Road – Elk Meadow Development – Preliminary Review

Kasia Karska gave a brief overview of the project.

The DRB provided the following comments:

1. Staff asked for DRB feedback relative to the gabled or peaked window shapes. Historically, gabled windows have been interpreted as triangular and denied since the Guidelines prohibit the use of that shape. The location and quantity of the gabled windows were considered. Overall, the DRB felt the window shapes were complimentary to the design and integrated well. A variance for their use was considered.
2. John Martin suggested that the entry design would be clearer and cleaner without the ridge beam. The applicant was open to eliminating that detail.
3. The Design Guidelines state that windows set in “rustic barnwood” may be installed without window trim if approved by the DRB. Staff asked for clarification on the proposed Vintage Woods vertical siding and if that material was considered to be rustic. The DRB noted that the proposed siding has a rustic appearance, and the lack of window frames in the corresponding material would be acceptable.
4. The DRB noted that the two proposed basement bedrooms would require windows due to code and to egress requirements. They asked that any basement windows be included for Final Review.
5. DRB members noted and briefly discussed the inclusion of two mechanical areas within the proposed floor plans, but did not oppose the idea.

Motion to approve with conditions:

Motion: Jim Crine

Second: John Martin

Vote: 5-0

Conditions :

1. Basement bedroom windows required by code will be included for Final Review.
2. A variance was granted regarding the inclusion of gabled/peaked windows as proposed.
3. The ridge beam detail at the entry will be eliminated.

b. 25-00-68 – 1686 E Haystacker – Yasseri Residence – Preliminary Review

Brennen Fitzgerald gave a brief overview of the project.

The DRB provided the following comments:

1. Staff noted the gross square footage had been reduced to less than the maximum allowable 7,000 sf, and was now in compliance on that matter. Staff also noted the home had been moved 10' closer to the road in response to the neighbors' request regarding their view corridor, noting that the overall placement was still compliant with the Design Guidelines.
2. The Board discussed the addition of stone piers to the decks supports on the rear of the home and agreed this was a positive adjustment to the design.
3. David Gorsuch and Abbey Fox, the neighbors at 1658 East Haystacker Drive, again expressed their concerns about the home placement, noting potential view obstruction from their master bedroom window. After Preliminary Review, they had requested the applicant move the home approximately 20-30 feet closer to the road in order to maintain their view. They stated that the proposed move of 10' was not enough to prevent their view obstruction. Kasia Karska gave some history to the home placement at 1658 E. Haystacker, noting that the original owners' intention was to combine the two lots so nothing could be built to obstruct the views, and the home positioning was adjusted based on this.

Brennen Fitzgerald explained that given the current design, it would not be possible to move the home closer to the road and still be compliant with the Design Guideline relating to the 5' maximum grade variation.

In general, the Board agreed that since the proposed design was compliant with the Design Guidelines, there was no call for them to require the applicant to move or reposition the home on the site. The DRB suggested that the Gorsuches would have to engage with the Yasseris to request any adjustment of the proposed home location within the property.

The Gorsuches also noted a concern about the overall height of the proposed design and the appearance of three stories on the back of the home. The overall height of the proposed home was below the 35' maximum height as defined in the Design Guidelines. Within the Alpine Ranch style, as outlined in the Design Guidelines, there is nothing to prohibit exposed three stories.

Motion to approve as submitted:

Motion: Tom McCord

Second: James Crine

Vote: 5-0

c. 14-10-07-22 Fir Court – Robinson Residence – Modification to Approved Plans

Maggie Fitzgerald provided a brief overview of the proposed change, which included repositioning the home 12' farther back on the site relative to the Final Review Approval.

The DRB provided the following comments:

1. The DRB felt that given the narrow frontage of the lot, moving the home back approximately 12' more from the road edge was approvable.

Motion to approve as presented:

Motion: Tom McCord

Second: James Crine

Vote: 4-0

d. 03-06-11 –259 Robins Egg – Conn Residence – Minor Exterior Alteration: Fencing Variance Request

Staff provided a brief overview of the request for the applicant to place a small portion of the rear fence line within the Town of Eagle Utility and Drainage easement.

The DRB provided the following comments:

1. Given the previously approved update to the Design Guidelines relative to special considerations for rear lots that abut the Eagle Ranch Golf Course, the DRB felt this variance request was approvable.

Motion to approve with conditions:

Motion: Tom McCord

Second: David Burns

Vote: 3-0

Conditions:

1. Applicant will need to acquire approval from the Town of Eagle to place the fence in the Town of Eagle Utility and Drainage Easement.
2. Per the newly updated Design Guidelines on this matter, the applicant will need to have the property surveyed to verify the fence location.

There being no further business to come before the Board, the meeting was adjourned at 4:53 p.m. MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Berghauer", written in a cursive style.

Jason Berghauer, DRB Administrator