

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 21, 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 Dominick* – Board Alternate

Others Present:

Jason Berghauer, EWH Eagle Ranch Assistant Community Manager
Glen Harakal - Architect
Jason Herzog - Owner
Luz and Miguel Hernandez - Owners
Dawn and Rodney Fritts - Owners
Jeff Manley - Architect

The order of business was as follows:

1. **Call to Order:** The meeting was called to order at 3:02 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 April 16, 2026 meeting were unanimously approved.
3. **Meeting specific topics / New Business:**
 - a. **25-00-27 – 147 Mount Jackson Court – Fritts – Preliminary Review**
Jeff Manley gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The columns bases were discussed. While the current design meet Design Guidelines Criteria for the Alpine Ranch style in the Highlands Ridgeline neighborhood with masonry bases, the applicant requested eliminating the stucco bases for a cleaner look. The Board advised that a knife plate detail could be approved at certain locations.
2. The tall garage bay door was discussed. Within the application, the RV garage door bay did not include windows to match the adjacent door. The Board requested that windows be added to match as outlined in the Guidelines.
3. The applicant clarified that a corner trim of the same siding material would be used, not a metal corner trim.

4. The proposed roof pitch of 3:12 for the main gabled roof was discussed. The applicant explained how this created a cleaner, more efficient roof aesthetic and corresponding construction. While the Design Guidelines suggest that the primary roof pitch of an Alpine Ranch style should be a minimum of 6:12, the Guidelines also note a minimum 2:12 pitch may be used for a full shed roof design in the Alpine Ranch style. Per the Declaration for Eagle Ranch, it states: *The Design Review Board, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements.* Given this statement, the Board felt that the proposed 3:12 primary gable could be approved as proposed.

Motion to approve with conditions:

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

Conditions of Approval:

- The two masonry columns bases on the front entry and the two central masonry column bases on the rear elevation can be removed and replaced with a knife-plate base detail.
- Windows will be added to the tall garage bay door to match the adjacent garage door.

b. 22-00-05 – 53 North Penstemon – Rocky Mountain GC – Final Review

Glen Harakal gave a brief overview of the proposed project, highlighting the adjustments made to the Design since Preliminary Review.

The DRB provided the following comments:

1. The DRB overall was complimentary of the proposed design.

Motion to approve:

Motion: Tom McCord
Second: David Burns
Vote: 4-0

c. 03-05-02 – 31 Iris Place - Hernandez Residence – Preliminary Review

Staff gave a brief summary of the project.

The DRB provided the following comments:

1. Placement of the home on the site was discussed. The Board and staff acknowledged this was a difficult site due to a very narrow front property line. The Board felt that the orientation of the front entry was forced in order to meet the Design Guidelines criteria regarding the front setback. The Board noted they would be willing to issue a variance to the front setback requirement which could allow placement of the home farther back on the site.
2. The Board discussed a number of details on the design including the entry columns, the stone base and cap, window and corner trim, horizontal expression and the chimney. The Board noted that while still at preliminary review, a further exploration and refinement of details would result in less questions and a more thorough representation of the Prairie style.

3. Staff inquired about the ADU office and whether it could be interpreted as a second bedroom. The Board clarified that since no closet was shown on the office plan, it could not be construed as a bedroom.

Outcome:

The Board discussed continuing the item to a future meeting; however, no motion was made and no vote was taken. The Board encouraged the applicant to revisit the design with the project designer to explore alternative site placement options, including consideration of a variance to the front setback requirement.

4. Other Business:

- a) **Discussion regarding potential future water restrictions due to drought conditions and the effect on Certificate of Compliances.**

Staff and DRB members discussed potential future water restrictions and inquired how that might affect landscape completions and the issuing of Certificate of Compliances. It was suggested staff connect with Town of Eagle Building Officials to verify their intended process regarding Certificate of Occupancies. Extensions or continuances of construction time allowances were discussed along with retention of Compliance Deposits. Staff and DRB will continue to monitor the situation as it evolves through upcoming summer months and tentatively handle projects on a case-by-case basis.

- b) **Design Guidelines: Sign Policy Update regarding political signs**

Staff noted to DRB members that updated wording to the sign policy, specifically regarding political signs, will need minor adjustments to be compliant with CCIOA. Staff will present updated wording to DRB for approval via email.

- c) **Wildfire Resiliency Code**

Staff and DRB members briefly discussed forthcoming updates the Town of Eagle is making to the Wildland Urban Interface code, set to take effect July 1, 2026. HOA staff has reached out to Town staff for updates so that appropriate adjustments can be made to the Design Guidelines (if need be) to remain compliant.

There being no further business to come before the Board, the meeting was adjourned at 5:24 p.m. MST.

Respectfully submitted,



Jason Berghauer, Assistant Community Manager