

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 February 19, 2026 at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference\*.

Directors Present:

John Neal  
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  
Christine Heimerl, EWH Eagle Ranch DRB Administrator  
Maggie Fitzgerald – Architect  
Pavan Krueger– Architect\*  
Kathy Aalto – Landscape Architect\*  
Bryn Jacobs – Homeowner\*  
Robert Shapiro – Homeowner\*

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 David Harbourne and second by John Neal, the minutes of the January 22, 2026 meeting were unanimously approved.
  - b. **Updates to Construction Compliance Agreement.** The Board discussed the proposed updates to the Compliance Agreement. The Board asked the staff to redo the wording and Board could review and approve via email. Upon motion by David Burns and second by David Harbourne, the Construction Compliance Agreement as proposed was unanimously denied.
  - c. **Guideline Updates:Construction Regulations.** The Board discussed changing the Construction Regulations regarding stricter wording about dust mitigation. The Board felt the proposed updates were too strict. The Board asked the staff to redo the wording and Board could review and approve via email. Upon motion by David Burns and second by Jim Crine, the Guideline Updates for Construction Regulations were unanimously denied.
3. **Meeting specific topics / New Business:**

**a. 25-00-87 – 1112 East Haystacker – Shapiro/Jacobs Residence – Final Review**

Pavan Krueger gave a brief overview of the proposed project.

The DRB provided the following comments:

1. The Board disliked the vertical posts termination at the ground.
2. Overall, the board found the project to be compliant relative to the Highlands neighborhood criteria and the Alpine Ranch style.

Motion to approve:

Motion: David Burns

Second: John Neal

Vote: 5-0

**b. 08-09-07 – 128 Callie Clark – Penney Residence – Final Review**

Maggie Fitzgerald gave a brief overview of the proposed project.

The DRB provided the following comments:

1. Overall, the board found the project to be compliant relative to the Uplands neighborhood criteria and the Victorian style.

Motion to approve:

Motion: David Burns

Second: Jim Crine

Vote : 5-0

**4. Other Business:**

**a. 24-00-38 – 2296 East Haystacker – Dunlap Residence, Deck Addition**

The applicant is proposing the installation of a deck addition which could be interpreted as a second story deck. Discussion on whether or not it should be considered main level or second story deck.

The DRB provided the following comments:

1. The Board discussed and view the deck addition as a main level deck.
2. No variance was required per the decision so the deck can be approved administratively.

There being no further business to come before the Board, the meeting was adjourned at 4:31 p.m. MST.

Respectfully submitted,

*Christine Hermal*

Christine Heimerl, DRB Administrator