

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 October 17, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

Melanie Richmond
John Martin
Tom McCord
Jim Crine
Rick Dominick, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Glen Harakal, Turnipseed Architecture
Michael Current, Current Architects

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:03 p.m. MST. A quorum of members was present.
2. Approval of Agenda. Upon motion and second, the agenda was accepted as presented.
3. Approval of Minutes. Upon motion and second, the minutes of the September 19, 2024 meeting were approved.
4. Meeting specific topics / New Business.

a. 03-06-04 – 0089 Robins Egg Lane – Allen-Austin Residence – Final Review – Turnipseed Architects

The DRB provided the following comments:

1. J-Channel corners are typically not approved. However, the state legislature has changed how associations are required to allow fire-hardened material.
2. Trees should allow for a varying line and not straight.

Motion to approve with conditions:

Motion: Rick Dominick

Second: Jim Crine

Vote: 5-0

Conditions:

1. DRB to review corner trim at mock-up.

b. 08-10-14 – 0014 Right Lady Belle – Barwick Residence – Final Review – Current Architects

The DRB provided the following comments:

1. Roof cut-out review for two-story window.
2. Roof structure 2 x 6 with exposed 4 x 6 exposed rafters on every elevation.
3. Discussion of two-story craftsman style. Design meets the intent of the regulation.

Motion to approve with conditions:

Motion: Rick Dominick

Second: Melanie Richmond

Vote: 4-1 (Crine denied)

Conditions:

1. Mockup of all materials and colors review and approval

c. 03-03-56 – 0036 West Dewey Park – Wright Residence - Preliminary Review – Krueger Architects

Pavan provided a brief overview and discussed the overly steep site. 10% grade for main portion of the driveway. Sitting at natural grade with all elements.

The DRB provided the following comments:

1. How can you break the feel of the two-story residence down through other elements? Change roof slope? Extend roof of car-port roof to provide the relief? Break of materials to create the break?
2. Okay with the location pulled back due to the grade of the lot
3. Wall height at the dog-run
4. A/C & mechanical to show on landscape plan
5. Wildfire defensible zone changes
6. Car port – screen with trees and shrubs.
7. Rafter tails must show details on drawings and all roof forms. Upper roofs 2 x 10 @ 24 on center; and 4 x 10 @ 36 on center.
8. Railings required over 30” on front porch – details to be provided for final.
9. Front porch supports are minimal. Need to increase size to comply with craftsman style regulations. Added bulk at base of supports to enhance entry.
10. Recommend to consider gable roof over front entry to allow for better snow shed.
11. Appears to meet the intent of craftsman if a few of the suggestions are brought into the design.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Rick Dominick

Vote: 5-0

Conditions:

1. Staff notes site
2. Craftsman the design up; rafter tails, roof pitches, column posts

3.

5. Other Business.

a. Thorse Residence – Fence

1. Willing to bring the height down to 42”, recommend 48” by Golden Retriever Org.
 1. Mr. Thorse indicated he intended to cut fence to 42” and would add panels to increase height to 48” when dog is within the fence.
 2. Rick D – how does this bring the fence into compliance? The height change brings the fence into compliance but the current design is not-compliant. No exception would be allowed for the design as no hardship exists within the property.
 3. DRB is requiring homeowner to meet the design guidelines. An exception will not be made for this property.
 4. Submit new plan for 500 sq ft fence at 60” height with a design appropriate to meet the guidelines.
2. Electric fences are allowed, not preferred by homeowner
3. CPW recommend 42”

b. House Bill 21-1091 and Eagle Ranch

1. Review of state regulations vs. HOA prohibition of fire hardened materials
2. Looking for feedback on how to address our guidelines and limited materials.
 1. Language in – Neighborhood Center, Meadows, Uplands & Highlands; Remove section regarding “prohibited” materials and use the text recommend by staff.

c. Design Guidelines and PUD Amendments Update

1. Approval from Town of Eagle
2. Updated Lighting & LOD language
3. Addition of political signs under the sign policy
4. PUD amendment has been submitted with adjustments.

d. Bezdeck Residence – CDC

1. Requested change is acceptable

e. Bratschie Residence Garage & ADU - CDC

1. Garage door request for 11’ height is acceptable as presented

f. Dow Residence

1. Berm is not within the guidelines – height, no meandering, follows lot line
2. Required to be outside the 25’ setback
3. Base change from stone to stucco – stucco is bright white and should be reviewed. Stucco was not approved.
4. Berm must be 2:1, currently 3:1

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "SBellm".

Shelley Bellm, Recording Secretary