

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 September 19, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

Tom McCord
Kristen Olsen
Jim Crine
Rick Dominick, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator*
Nick Richards, EWH Community Manager, Eagle Ranch
John Thorse, Homeowner
Brennen Fitzgerald, Scott Turnipseed Architects
Glenn Harakal, Scott Turnipseed Architects

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the August 15, 2024 meeting were approved.
3. Meeting specific topics / New Business.
 - a. **08-09154 – 0016 Callie Clark – Thorse Residence – Exterior Alteration – Minor – John Thorse**

John Thorse provided an overview of the fence design and installation and is requesting a variance for the fence installed five years ago as a requirement of a dog rescue organization he was rescuing a dog from. The design of the current fence was to maintain an ambiance of open space and to be considerate of wildlife. John provided photos and a synopsis of why he believes he should be provided a variance.

The DRB provided the following comments:

1. Variances require a hardship to meet the requirements of the guidelines. There does not appear to be a qualifying hardship in this situation.
2. Maximum height for fencing is 42” to meet wildlife requirements. This fence stands at 60”, and is non-conforming with guidelines,

3. Electric fences have come a long way and may be an option if applicant is not interested in modifying the current fence to come into compliance with the design guidelines,
4. The fence gives the appearance of a temporary fence and is does not meet the intent of the guidelines.
5. The board has not approved any fencing that does not meet the intent of the guidelines and is uncomfortable providing a variance where a hardship does not exist. They do not have the authority to modify the height of the fence height requirement in the Wildlife Protection plan.

Motion to table:

Motion: Jim Crine

Second: Rick Dominick

Vote: 4-0

Direction:

1. Applicant will work with the DRB Administrator to bring a new design that complies with guidelines.

b. 25-00-67 – 1716 East Haystacker– Goldberg Residence – Final Review – Scott Turnipseed Architects

Brennen provided a brief overview of the minor design changes to the floor plans and indicated that window trim will comply with design guidelines.

The DRB provided the following comments:

1. Make sure the technical plan complies with all guidelines and construction regulations.
2. Provide changes to plans to the Administrator prior to making changes on-site.

Motion to approve:

Motion: Rick Dominick

Second: Kristen Olsen

Vote: 4-0

Conditions: N/A

c. 03-06-04 – 0089 Robins Egg Lane – Allen-Austin Residence – Preliminary Review – Scott Turnipseed Architects

Glenn provided an overview of the proposed plan. This simple, craftsman style home spans the setbacks and complies with Meadows Guidelines. The roof is being prepared for potential solar integration, king post & beam design, color to be a charcoal gray and stone to hold more gray tones. Garage will be natural cedar wood.

The DRB provided the following comments:

1. Landscaping needs to be outside of easements.
2. Rafter tails need to be detailed.
3. Wildfire has asked us to remove Juniper & Pinion as approved plantings.

Motion to approve:

Motion: Rick Dominick
Second: Jim Crine
Vote: 4-0

Conditions: N/A

4. Other Business

1. **Fire Hardened Materials** - Brief review of discussions with the association attorney and how best to proceed with updating guidelines to ensure compliance with State laws.
2. **Solar Regulations** – Brief discussion regarding ground mounted solar and how these can be regulated by homeowner associations.
3. **Metal Corners** – Request to review this policy at a future meeting.

There being no further business to come before the Board, the meeting was adjourned at 4:28 p.m. MST.

Respectfully submitted,



Shelley Bellm, Recording Secretary