DRAFT

Stirling Ranch Property Owners Association

Design Review Board Meeting Minutes

Monday, November 16, 2026 at 2:00 p.m.

Zoom

Attendees:	**Present for the entirety of the meeting:**
	Tony Enea, DRB, Lot 8, 403 Skipper Drive
	Gary Manchester, DRB, Lot 26, 800 Schooner Lane
	John Reohr, DRB, Lot 10, 704 Skipper Drive
	Sandy Rhodes, Lot 6, 407 Skipper Drive
	Angela Loughry, Architect Consultant for DRB, 970-963-9720
	Theresa Enea, Lot 8, 403 Skipper Drive
Call to order	Angela called meeting to order at 2:06 pm MST
Lot 5	John asked that Sandy send tom a note about working hours. Foundation is poured now.
Lot 6	Sandy noted that he is out of his house because the kitchen is torn up.
	Angela is the architect on this project.
	Angela walked through the difference from the approved submittal and the proposed construction (window replace by door that was approved is not happening- patio extension is going in the other direction now that it doesn't need to be in front of window)
	Tony moved to approve the changes, Gary seconded. Unanimous approval.
	Sandy requested that the 15% of construction cost construction deposit be based on exterior construction only – not all the work. Most of the cost of his project is interior work that is not the purview of the DRB. All DRB members agreed. Sandy will pay $10,000 construction deposit based on at $50,000 exterior construction cost.
Fees and Deposits	General discussion on how members of the POA pay fees and deposits. Right now, IMM needs to send an invoice. This has not happened yet for lot 6 and 8. Other discussion points. • Deposits are held in a separate account • Road impact fees are to go to road maintenance. Right now this is not being tracked in the books, but this is a change that is desired. • Theresa was unable to pay the previous design review fee. • Management is changing on Jan1, 2027.

Lot 8	Tony recused himself as he is the homeowner on this project. Sandy stepped in as a voting member.
	Angela is designer on this project.
	Angela walked through the design. Very small additions on the entry, kitchen and on the upper-level dormer. Only the upper-level dormer addition is visible from the public way. The entire siding will be replaced or refinished. Moving exterior hot tub, adding firetruck turn, adding exterior gas fireplace and gas firepit, adding garden area.
	Tony clarified the phases. This is phase 1. In one year, the project intends to do phase 2 which will involve the primary suite. An ADU is not part of phase 1 or 2. The garage barn is not part of either phase.
	Sandy and John appreciate the fire truck turn
	John noted the east elevation is all that is visible
	John likes the new colors
	All agreed to $1000 road impact fee and 15% of exterior work cost. Fees due prior to start of construction
	Work will start in the new year
	John moved to approve, Sandy Seconded. Unanimous approval.
Building Envelopes	A free ranging discussion on building envelopes occurred. Point made are as follows: • The DRB likely does not have the right to dictate a 125' radius envelope – but does have the right to suggest an envelope relative to other aesthetic impacts • The county only has 3 recorded envelopes • Other envelopes existing on old surveys but they are not recorded with the county • Either the DRB, the HOA or the original developers had an idea on envelopes. Gary sent a brochure, attached here. • DRB design guidelines need to be updated, and the HOA need board needs to approve the upgrades • CCR 12-6 – envelopes are silent on ADU, barns, garages • Condition of the lot (ADU allowed, topography, all over size) should impact buildable area and building envelopes • Several lots have buildings now that are not in a 125' radius • There are 7 unbuilt lots (2-4 of these are owned by those that don't intend to build)
	The DRB is putting design guideline updates on the next few meeting agendas. A number of issues to be addressed • Change language of building envelopes • Garfield county wildfire rules • Timeline where approvals last
Lot 12	Gary was wondering about the timeline of the approvals on lot 12 as no work has started. Final approval was given on 4-20-2026. They have 2 years to build the home. While the guidelines are silent on this, it would suggest that the approval is good for 2 years
	Gary noted that he is concerned with our approval of outdoor wood fireplace.

	Gary questioned if they could install the wood siding we approved. If permit with applied for prior to 7/1/2026, they can. After that, they would need to have fire treated wood or a new siding type that the DRB reviews.
Adjourn	Meeting adjourned at 3:17 p.m.

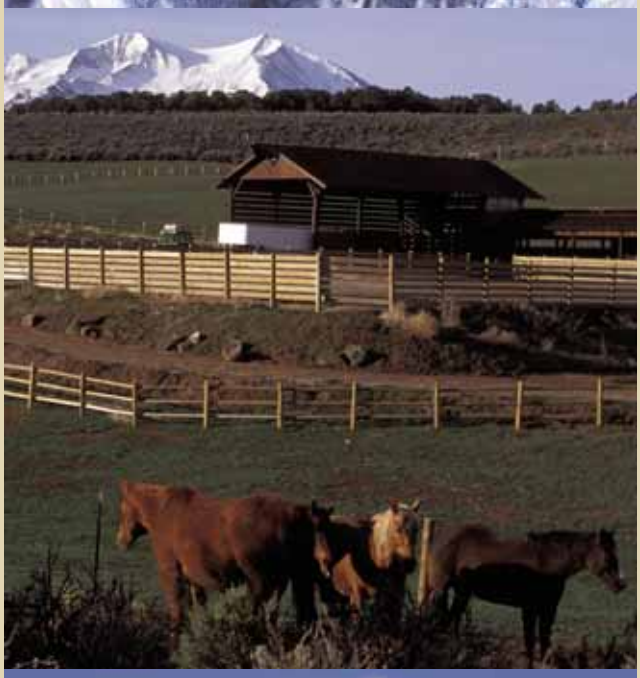


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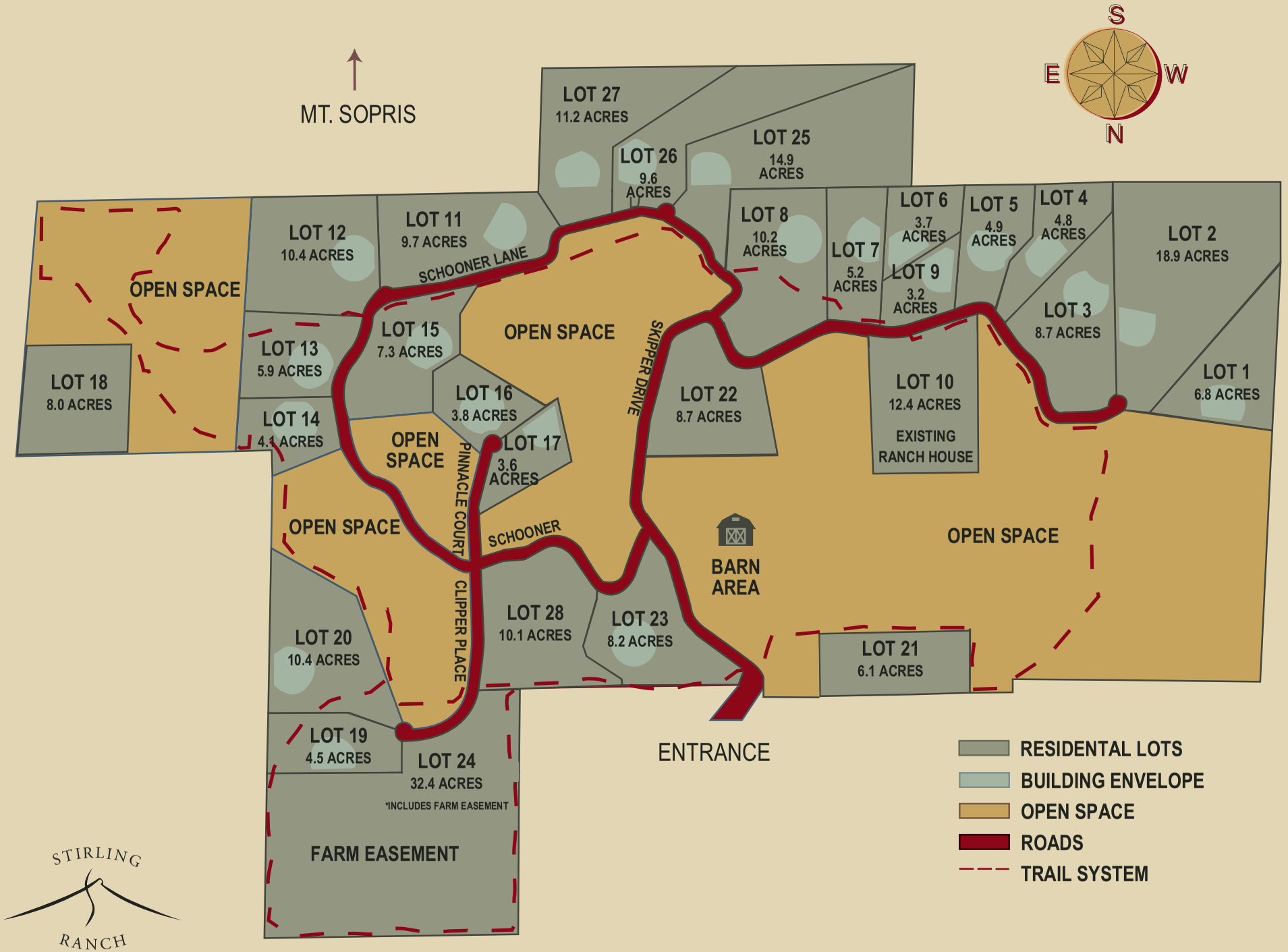


IMAGINE yourself surrounded by the pristine peaks of the Rocky Mountains; waking each morning to spectacular views in the unsurpassed setting of Stirling Ranch. Lots range in size from three and one-half acres to thirty-two acres, offering privacy and serenity all within the comfort and safety of a gated community.

The perfect combination of convenience and privacy, Stirling Ranch is located approximately three miles from highway 82, offering convenient access to the famous ski resorts of Aspen, gold medal fishing, signature golf courses, world class biking and hiking, top schools and shopping.

This 450-acre ranch has been in the Stirling family for three generations. Deliberate and careful planning have preserved the natural character of the ranch, augmenting the spectacular views and secluded nature inherent to the land.

STIRLING RANCH hosts its own three-mile scenic recreation trail that meanders throughout the property, as well as a charming Community Equestrian Facility complete with stalls, paddocks, arena and indoor hot water wash bay. The 180 acres of open space dispersed throughout the property protects the view planes and preserves the rural integrity of the Ranch.



STIRLING RANCH

DIRECTIONS



DIRECTIONS:

From Highway 82, turn north on Catherine Store Road (toward Missouri Heights). Reset odometer here.

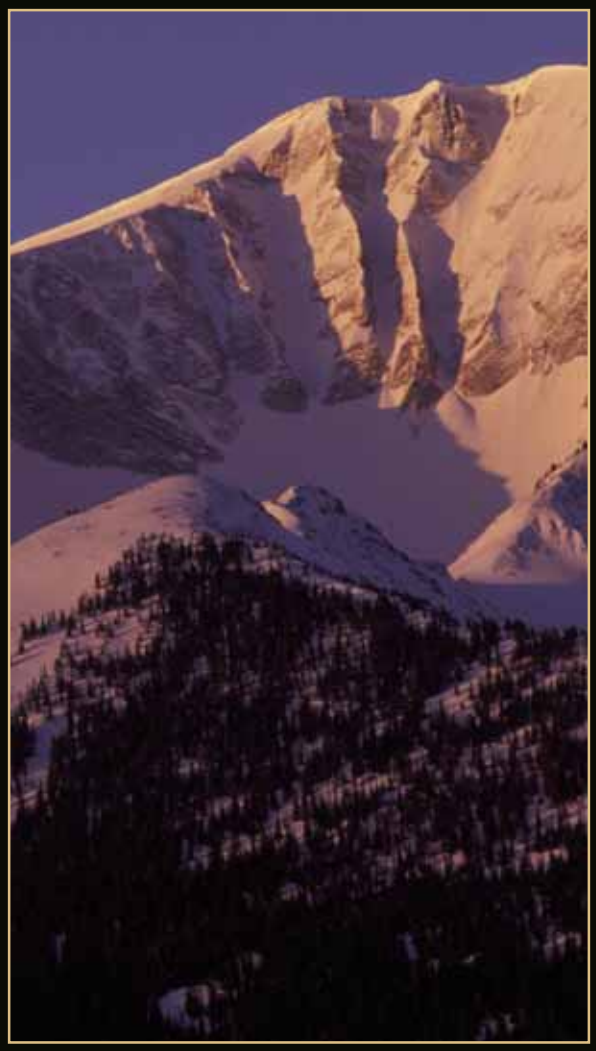
Take Catherine Store Road 2.2 miles to County Road 102 and turn right.

At 3.0 miles, turn right on La Casita Road (also known as County Road 162).

Take La Casita Road to the entrance of Stirling Ranch at 3.5 miles.

Lots are marked with wooden lot signs.

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