

**Stirling Ranch Property Owners Association
Design Review Board Meeting Minutes
Monday, October 20, 2025 at 2:00 p.m.
Zoom**

Attendees:	Present for the entirety of the meeting:
	Tony Enea, DRB, lot 8, 403 Skipper Drive
	John Reohr, DRB, lot 10, 704 Skipper Lane
	Gary Manchester, DRB, Lot 26, 800 Schooner Lane
	Angela Loughry, Architect Consultant for DRB, 970-963-9720
	Mac McShane, HOA presenter, lot 13, 486 Schooner Lane
Call to order	Tony called meeting to order at 2:00 pm MST
Mail Box Enclosure	The committee discussed a proposal for a new structure near the mailboxes, Mac said that the final structure location would be close to the existing mailbox location but can move as the slab is not set yet. Sandy will investigate utility lines and easements in the area before proceeding with construction.
	John was interested in moving the structure to better protect the valve that is under a cone currently and get out from under the tree. He suggested 6'. Mac said 6' maybe too far as it would look to be out in the middle of parking area. Mac said the final location can be design build with community members working together. He added that a curve of boulders was suggested to protect valve box and define a curve of car approach.
	Gary raised concerns about wind resistance and the need for anchor points to secure the structure. Max said the columns at the corners would have foundations.
	The DRB thought solar (wireless) lighting was a good idea. John suggesting downlight on beam and lights inside the mailbox itself. The solar panel will be small and can be mounted to face south off of column or roof. Tony was interested in low level of light that was controlled on timer or motion sensor.
	John moved DRB approves the mailbox enclosure as presented. Size, configuration and materials are approved. The approval allows the enclosure to move on site as needed to address protection of valve and construction under trees. The approval includes approval for future solar-powered, low-wattage lighting. Tony seconded. Vote unanimous approval

Lot 23	Tony noted that IMM sent violation letter on 10-1-2025 for 8 violations each carry a \$500 fine. The letter gave 10 days prior to fines taking effect.
	Angela emailed with Chris Horth on 10-6-25. He said he would send pictures to Angela and IMM as items were finished. Angela has not received any pictures.
	Action Items
	• Tony to check with IMM if they have received any notice of work complete and start next fining process if needed.
	• Angela to check with Chris if items are complete. Send notice to DRB if there are any items to look at and document completion.
Lot 28	DRB discussed the berm/hardscaping work at lot 28 that was visible on 10-1-25 when John and Angela did a site visit on lot 23.
	Angela emailed the owners questions and has not heard back.
	DRB decided to have IMM send a letter requiring owners to provide DRB information for review along with \$450 one step review fee (in lieu of fine)
Lot 12	Angela updated DRB on status- the applicant is working on septic design and staking. At that point, the DRB can provide a review of driveway and septic design. Gary and John will be available to review on site.
Adjourn	Tony adjourned at 2:40. Gary seconded. All in favour.