

**Stirling Ranch Property Owners Association
Design Review Board Meeting Minutes
Tuesday, February 17, 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
	Angela Loughry, Architect Consultant for DRB, 970-963-9720
	Sandy Rhodes, Lot 6, 407 Skipper Drive, Stirling Ranch POA board chair
Call to order	Angela called meeting to order at 2:03 pm MST
Lot 21	Tony noted that inactive file clause that was added to the last Design Guidelines, if a project is inactive for 9 months, the project needs to reapply. Discussion of fee that remains. IMM had told Angela that about \$130 remains. The full \$4000 design review fee needs to be submitted to proceed. Angela to inform Shane David.
	Gary noted other questions/concerns – What is the addition so close to east line- they can build anywhere on site as long as 25' from property line
	John Reohr noted via email as he was unable to attend that the County shows and ADU is active on the lot. Only one ADU can be active so clarity is needed about the added ADU. Concerned about size and mass of the structure. He also noted lots of cars on the lot – a garage or other structure would be welcome.
	Tony noted that he was part of the previous DRB review and there were concerns about size and massing of the structure.

Charges for Neighbors on DRB reviews	Angela asked for clarity about where the design fees are to be charged for projects under review when the costs are due to neighbor questions. Tony and Gary thought this cost should be borne by the applicant. Sandy offered that the HOA could bear some of these costs as they are for the betterment of the HOA in general. The Majority of the DRB vote to keep the costs billed to the Applicant. Angela to inform Stephanie at IMM.
Lot 28	Angela reached out to lot 28 on their open application prior to the DRB meeting. She did not hear back.
	Sandy noted that the owner contacted him over a month ago and asked for assistance getting through the process. The key item is that the DRB cannot approve the berm off the applicant's property.
Lot 12	Angela reached out to lot 28 on their open application prior to the DRB meeting. She did not hear back.
Lots 3 and 4	Sandy noted that lots 3 and 4 just sold.
Adjourn	Meeting adjourned at 2:40p.m.