

**Stirling Ranch Property Owners Association
Design Review Board Meeting Minutes
Monday, April 20, 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
	Angela Loughry, Architect Consultant for DRB, 970-963-9720
	Present for Lot 12 Discussion:
	Michael Doyle, Architect for lot 12, 970-379-1010
	Susan Oshana, Lot 12, 582 Schooner Lane
	Mac McShane, Lot 13, 486 Schooner Lane
	Present for Lot 6 Discussion:
	Sandy Rhodes, Lot 6, 407 Skipper Drive
Call to order	Tony called meeting to order at 2:09 pm MST
Lot 12	Michael reviewed submittal. Noted that Septic information was just revised today and staking of trees for removal in the parking area happened last week
	Angela gave update on the septic location at Michaels request – the septic is in the sage field – it is rotated from where currently staked. There is room for plantings between driveway and field.
	<p>Tree discussion</p> <ul style="list-style-type: none"> • John noted that he is concerned that all the trees for removal are not marked. What about staging and soil storage areas for construction, removal of trees at rear for view or wildfire, etc. • Mac noted that he is concerned that tree removals may create a bowling alley with a direct view from his home to the new home. Confused on trees removed. • Tony indicated that trees that can be saved should go. • Gary noted that the contractor needs adequate space to work and fire danger.
	<p>Construction management plan.</p> <ul style="list-style-type: none"> • The plan seemed to not reflect the reality of trees on the ground for staging and soil storage areas. Michael indicated that this can be massaged. • John noted that new roadway in front of home in sage field will not be acceptable to reach soil storage on the south west.

	<ul style="list-style-type: none"> Construction fence was discussed. Gary saying contractor may want for security. Michael was under the impression that it was required by DRB. Angela noted not required but DRB wants to know location if installed.
	<p>John proposed that a site visit with himself, Gary, Angela, contractor and Mac occur to verify if the driveway, septic and trees. Tweaks may need to be made to ensure the view from the Shane's and road is protected. DRB as a whole discussed if meeting should happen prior to any decisions. The majority wanted to continue the review.</p>
	<p>Materials</p> <p>The DRB reviewed all home materials. All were found acceptable. Michael noted that the stamped concrete driveway would not be grey as in the image but match local soil. Tony queried the DRB if only 2 siding materials is sufficient to meet the design guidelines. All agreed that the application of stone and wood, the shape of the home created a nice look and only two materials is fine. Michael noted that roofing will be class A and high definition.</p>
	<p>Landscape</p> <p>Angela walked through the landscape plan. DRB found it to be acceptable with qualifications.</p> <ol style="list-style-type: none"> Number of trees – 18 new are proposed which exceeds the 15 new required at new homes. The trees removed for items other than construction, and fire mitigation are unknown. The number of replacement trees is unclear. The design guidelines state that each tree outside the defensible space to be replaced with 2 trees of 2" caliper or greater. Tree location was debated and needed to be tweaked in field <p>Other discussion- John noted that it is hard to grow trees. Gary indicated that drip irrigation is key and planting a larger tree to ensure success</p>
	<p>Tree documentation</p> <p>DRB discussed how to best document trees to be saved and removed. Angela said two ways- have all trees survey and a drawing indicate save and removal. Or mark all kept and removed trees on site. DRB though site marking was best in this case.</p>
	<p>Address sign was reviewed and approved</p>
	<p>Fireplace</p> <p>The outdoor wood burning open combustion fireplace was reviewed. The DRB approved thinking that is allowed by guidelines. John noted potential fire dangers. Angela noted that the County of the Fire Department (review when permit is submitted) may have an issue with the fireplace as the enforcement of fire related elements is quickly evolving.</p>

	<p>Tony Moved:</p> <p>Approved the final design of lot 12 with the caveat that at the pre-construction meeting be held with all stakeholders (DRB, neighbors, applicant) to review, mark and document of quantity of trees removed, the final of driveway location and septic element locations, and location and number of new trees to be planted.</p> <p>Gary seconded</p> <p>Unanimous approval.</p>
	<p>Angela will send out meeting notes and an approval letter that itemizes items to be done prior to construction. Items outstanding</p> <ul style="list-style-type: none"> • Road impact fee \$3000 • Damage/performance deposit of \$15,000 • Certificate of insurance from builder • Clarity on location and type of construction fence and staging and soil storage areas (at preconstruction meeting) • Clarity on all trees removed on site and fencing at critical trees to be saved (at preconstruction meeting) • Confirmation of driveway location and septic element location (at preconstruction meeting) • Number and location of new trees to be planted (at pre-construction meeting).
	<p>Tony will ask Quentin, again, to get Susan a full accounting of review costs associated with this application.</p>

Lot 6	<p>Angela is the architect for this project. She walked through the scope of this one step review on this remodel project:</p> <ul style="list-style-type: none"> • Remove 2 windows and 1 door and replace with large bifold glass door that the rear of the home. • Remove concrete patio and replace with larger stone patio that changes level at the house and steps down to grade. • Addition of a fence style wall for wind and shade at rear patio • Move of a gas fireplace to new location resulting in a small bump out addition on the exterior. • Interior kitchen remodel • All materials to match existing. New stone patio will be a different pattern but is the same stone type as existing patio.
	<p>Sandy (owner) noted that there will also be sod removed in rear with decomposed granite and small pocket gardens added. 1000 sf of irrigated area is being removed.</p>
	<p>DRB asked if any trees were removed in this plan. No trees were removed other than those already removed as they were dead.</p>
	<p>John moved:</p>

	<p>To approve the addition and landscaping of the existing home subject to getting builders estimate and deposit.</p> <p>Tony seconded.</p> <p>Unanimous approval.</p>
Other items	<p>Tony asked if DRB is available for a May meeting to review his garage. All ok with an in person meeting May 20, 21, or 22 later in the afternoon.</p> <p>Angela to schedule meeting.</p>
	<p>Lot 5 did not start construction in the fall. Indicated that would start soon if not already. Angela will likely need to remind them of construction period deadline.</p>
	<p>Lot 23 – Chris Hjorth – have not yet contacted DRB on deposit return for grass seeding. Noted by John and Angela that grass shoots are not fully visible yet. Angela to send inquiry.</p>
	<p>Lot 28- Pual and Danielle Davidson have not been back in touch on their berm. Tony noted that the DRB is eager to work with them on the approval, they just need to know they are not building off the property. Angela to reach out to them.</p>
	<p>Angela noted that the Colorado Wildfire Resiliency code is being adopted by County effective in July. It will start to effect projects in Stirling Ranch. Angela will prepare a primer for the DRB. May need to amend the guidelines.</p>
Adjourn	<p>Meeting adjourned at 3:50 p.m.</p>