

**Stirling Ranch Property Owners Association
Design Review Board Meeting Minutes
Friday, May 22, 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
	Present for Lot 28 Discussion:
	Paul Davidson, Lot 28, 91 Schooner Lane
Call to order	Angela called meeting to order at 2:00 pm MST
Lot 28	Paul reiterated his application. Seeking approval of existing berm and proposed landscaping placed to mitigate view of neighboring new build at the direction of previous DRB member.
	Where is the property line? There is a discrepancy between plat submitted by Paul and the GIS website attached to Garfield County property and tax records about the shape of lot 28. The GIS website shows an additional 'V' as part of the property. The markings on site by lot 28's excavator agreed with the GIS website. The plat show more of the berm off the property than the website or site markings.
	John is ok with the slope of berm given the structural engineering letter and is OK with the berm over the utility easement at the owners risk. Hard for DRB to grant permission for work off the property (to the south-lot 29, owned by Margan Carper Bradfor, 523 Samsonville Road, Kerhonkson, NY 12446.)
	Tony agrees.
	Sandy agrees. He sees 3 options for work off of property <ol style="list-style-type: none"> 1. Remove the work off property 2. Get an easement from the owner of lot 29 3. Get a letter of consent from the owner of lot 29
	Sandy proposed a conditional approval. All discussed.

	<p>Tony moved: The berm and landscaping on lot 28 is approved conditional to obtaining permission from owner of lot 29 for the portion of the berm on their property or removing the infringing portion within 6 months.</p> <p>Gary seconded.</p> <p>Unanimous approval</p>
	<p>Angela asked for verification about Road impact fees and construction damage deposit. Discussion that work to date did not go over the roads but came off the neighbor's property overland. Will be minimal future use of roads. Tony indicated that the Davidson's have been cooperative and responsive, and he doesn't see a need for a construction damage deposit.</p>
	<p>John said that the seeding on lot 23 looks good. Paul vaguely agreed. Tony said that the owners are traveling. Angela noted that access from the north overland would go across a natural gas easement that has been seeded by lot 23. DRB was not concerned on this issue.</p>
	<p>Tony moved to waive road impact fees and construction performance deposit.</p> <p>Gary seconded.</p> <p>Unanimous approval.</p>
	<p>Angela to send email IMM and copy Paul to try to get better contact information for lot 29 owner. Gary mentioned that she has a linked in profile and may be contacted through there.</p>
	<p>Paul inquired if the ADU on lot 23 was complete. Angela indicated that they turned in a certificate of occupancy from Garfield County.</p>

Lot 8	<p>Sandy noted that the HOA board has voted for Sandy to act as DRB member for this application as sitting member (Tony) is the applicant.</p>
	<p>Tony introduced the project – a barn like structure for storage of cars and RV. He noted that when the project was staked, he and his wife disliked the location and have a new location to review.</p>
	<p>Building envelope</p> <p>Sandy contends that the HOA documents say that a building without defined envelope should have one defined with the DRB that is approximately a 125' radius. In this case, the radius would be located to include the existing home location.</p> <p>Angela showed the DRB where the stamped survey of the property labeled the building envelope as the whole property except for a 25' set back. Per the surveyor (Scott Blackard at Sexton Survey) he noted this off of the recorded plat with the</p>

	<p>county. There is no recorded building envelope other than the 25' setback on lot 8 with the County.</p> <p>Sandy will get a legal opinion from the HOA lawyer – Altitude Law on the issue of building envelope on lot 8 and other lots in Stirling Ranch that do not have recorded envelopes with the County.</p>
	<p>Gary had several concerns about the project. He objected to the location of the new driveway coming off Schooner Lane. It is on a corner with slopes on both sides. Vehicles have slid off the road in this location. He also felt proposed garage like a large storage unit. Any location would need significant and possibly expensive tree screening.</p>
	<p>John wondered if alternate locations had been considered. He thought east of the home possibly off a drive off of Schooner. John felt strongly that existing trees should be used to screen the garage. He emphasized the review from the road was as important as views from homes.</p>
	<p>Alternate locations. East of the home there is large slope there and Tony's property does not go all the way to Schooner that far south. Locations directly east of the home resulting in moving the septic system, west of the home (very visible to several neighbors), and further up the gulch were discussed.</p>
	<p>John raised the concern that driveways that are not located in easements must be approved by neighbors. A new driveway should be noticed to neighbors in a public meeting.</p>
	<p>Angela asked John and Sandy if they are as concerned as Gary about a new driveway coming off the draw on Schooner. Neither were certain.</p>
	<p>Sandy will report to the group what the lawyer says on building envelopes.</p>
	<p>Pending information from Sandy, Tony will get additional topographical survey work completed and come back with alternate locations.</p>
Lot 23	<p>John says he is happy with the establishment of seeding on lot 23.</p>
	<p>Tony moved – Given John's inspection, DRB to issue certificate of completion and return landscape deposit as soon as possible.</p> <p>Gary seconded</p> <p>Unanimous approval</p>
Adjourn	<p>Meeting adjourned at 3:16 p.m.</p>