

**Stirling Ranch Property Owners Association
Design Review Board Meeting Minutes
Thursday, September 11, 2025 at 5:00 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
	Kara Byrne, DRB, lot 22, 248 Skipper Drive
	Angela Loughry, Architect Consultant for DRB, 970-963-9720
	Sandy Rhodes, Lot 6, 407 Skipper Drive, Stirling Ranch POA board chair
	Tom Lester, Lot 5, Owner Developer team
	Dave Lester, Lot 5, Owner Developer team
	Elsa, Lot 5, Owner Developer team
Call to order	Tony called meeting to order at 5:01 pm MST
Lot 5, New home re-review of old approval	Tony asked Angela if we have all materials for review. Angela said yes.
	Tom walked through proposed design. He emphasized the previous approval that was obtained after thorough review. Likes the site due to trees and aspires to have a home that doesn't see neighbors and neighbors don't see home.
	Architect and Landacape professional. Tom and David are designers and have expensive experience in the market. Angela confirmed for the DRB that Garfield County does not require a licensed architect on homes. DRB waived licensed architect and landscape professional requirement for this project.
	Trees John kicked off tree discussion expressed concerns about the house's visibility and tree removal, particularly noting that while the home size is good, the single story design and extensive patio make for a large footprint. Tony requested that all trees to be removed are marked on site. Tom agreed. Landscape plan reviewed. 14 new trees are currently shown to be planted. The rules have changed since last review and 15 are required. Additionally, trees removed outside the 30' perimeter of the home to be replaced with 2 similar trees of min. 2" caliper. It is unclear from the landscape plan trees to be removed for septic and trees removed outside of 30'. Dave agreed to revise plan. Angela recommended more trees at the end of driveway where it turns to garage to screen east neighbor.

	Tom stated that the fire department or insurance may require that they remove all trees within 30' of the home, but they will try to keep as many as possible. John encouraged keeping as many trees in the 5-30' zone as possible. See details on state rules on trees and wildfire below. Note the Colorado wildfire resiliency code is the latest guide on tree removal for wildfire. Garfield County will adopt this in March of 2026. https://drive.google.com/file/d/1bhSESWE9pei6MMsv52VeGtC_WBgD7bVA/view . Stirling Ranch is in Moderate Intensity Zone-Class 2. In summary 0-5 feet – no new trees. Existing trees over 10" dia may be maintained. No limbs over structure and prune those within 10' 5-30 feet- prune trees so no limbs with 10' of home. Prune tree branch to height of 6-10 feet or 1/3 total height of tree. Space tree crowns to prevent fire spread. (30') More information here. https://coloradoforestatlas.org/customers/colorado/information/2021_CSFS_HIZGuide_Web.pdf . Shrubs at least 10' away from tree branches. 30-100 feet – tree crowns spaced 6-10' min.
	Utilities Tom pointed out utility connections – all east of driveway entrance to Skipper. All utilities to be underground under or adjacent to Driveway. 1000 gallon tank east of home to be buried. Gas and water meters will be east of home and not on road. Angela confirmed for DRB the driveway and utilities in access and utility easement that passes through west lot.
	Irrigation Landscape plan shows 1,818 sf of irrigated area under the allowed 3000 sf. Tom noted temporary additional areas might be needed for revegetation.
	Lighting Lighting plans were reviewed. Two fixture types shown – swivel head spotlights and can lights in soffit. Tom mentioned step lights not show on plan. Angela raised concerns about the soffit lights potentially creating a "flying saucer" effect due to the house's height and surrounding trees. The group agreed to that some lights on east and west can be removed. Wattage and lumens on fixture unclear. Dave and Tom to provide updated lighting plan and fixture information. Tom agreed to caution on north side of home with lighting. If lighting cannot be minimized, trees placed/saved to screen.
	Materials The team reviewed material selections for a Colorado project, confirming they would use natural, neutral colors consistent with the local environment. Angela noted a potential issue with the white TPO roof, but Tom explained it would not be visible and could have environmental benefits. All materials approved by DRB.
	House numbers New guidelines require that DRB review the entry house marker. Fire department requires house numbers to be numerals as opposed to spelled out numbers. Each number character must be a minimum of four inches (4)" tall with a stroke width of

	not less and one-half inch (.5"). Dave indicated that will do a stone with grey numbers. No lighting.
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	Schedule Tom explained they are applying for grading permit tomorrow and will have in 4-5 days. Will not start grading on site until approval of DRB given. After that, they will apply for building permit which typically takes 30 days to receive.
	Action Items
	• Tony proposed that DRB review outstanding items via email. Noted that all DRB members would need to unanimously approve for an email vote. All DRB members agreed.
	• Tom to provide updated septic plan showing field location relative to home and property lines.
	• Tom to mark all trees to be removed on site
	• Tom and Dave to provide updated landscape plan with removed tree count and new trees that are compliant with tree numbers. Also show entry house number/monument
	• Tom and Dave to provide updated lighting plan with reduced lighting and fixture details
	• DRB will review tree locates and materials over next week.
	• Angela will provide approval or correction letter after DRB review. Must note email review for IMM.
Adjourn	Tony adjourned at 6:00.