

Skyland Community Association
Board of Directors
350 Country Club Drive Suite 112A
Crested Butte, CO 81224

Skyland Board of Directors Meeting

Meeting Minutes – February 5, 2026

Board Members Present

Bill Leer
Steve Gibbs
Melissa Belkin
Rick Horn
Tiffany Deutch

Others Present

Mike Billingsley – Manager

Steve Gibbs called the meeting to order at 4:02 pm

Review and Approve Minutes

Rick Horn made a motion to approve the 5/29/25 and the 6/19/25 minutes as presented. Melissa Belkin seconded the motion. The motion passed with a unanimous vote.

2025 Budget – Skyland Community Association Budget and Ten-Year Capital Plan

The Board discussed the proposed budget and Capital Plan. The Board discussed working with the Design Review Committee to increase design review fees to pay for the Design Review Manager contract. The Board discussed the Community Association Management Contract, the manager explained that a 10% increase to the contract was approved in 2025 but the District failed to update the billing for the contract. The 10% increase from 2025 will be paid in 2026 on a monthly basis. The Board discussed transitioning away from the management contract with SMD. The Board will contract for patrol and usage management of Lake Grant this year (2026) and will look to take over the DRC Management contract beginning in 2027. The board discussed transferring the 2025 income in excess of expense to the 2026 Budget income to pay for the management

contract and lake grant contract. The manager will update the budget to reflect the additions and present to the Board at the next meeting.

The Board had no changes to the Capital Plan. Steve Gibbs will work with the Skyland Metropolitan District Board on the new speed signs for the bike path.

The Board will discuss the Budget at the next scheduled meeting.

Annual Meeting and Picnic

The Board discussed the Annual Meeting and Picnic. The date is set for Sunday, July 5th with the meeting at 4:00 P.M. and the picnic to be at 6:00 P.M.

Board Member Vacancy

Melissa Belkin stated she will be stepping down from the Board. Melissa's term is up this year (2026), she will not be running for a second term.

Election of Officers

Steve Gibbs made a motion to appoint the Board officers, appointing;

Steve Gibbs for President

Rick Horn for Vice-President

Bill Leer for Treasurer

Tiffany Deutch for Secretary;

Of the Skyland Community Association Board.

Rick Horn seconded the motion. The motion passed with a unanimous vote.

Skyland River Neighborhood Covenant Change

The manager presented updated Covenants for the Skyland River Neighborhood. The Covenants were changed to allow for long term rentals in the neighborhood, no short term rentals will be allowed. The original Covenants had no allowance for rentals whatsoever.

The Board discussed the Covenant change. Rick Horn made a motion to approve the Skyland River Neighborhood Covenant change. Melissa Belkin seconded the motion. The motion passed with a unanimous vote.

Next Meeting

The next meeting is scheduled for March 25th, 2025 at 4:00 P.M.

Adjourn

Bill Leer made a motion to adjourn the meeting at 5:15 PM. Melissa Belkin seconded the motion and it passed with a unanimous vote.