

Skyland Community Association
Design Review Committee
350 Country Club Drive
Crested Butte, CO 81224

Meeting Minutes – October 22, 2024 - Skyland Design Review Committee

Committee Members Present

Karen Allen
Steve Curtiss (via Webex)
Sam Lumb
Roger Cesario
Chris Laggis

Others Present

Theresa Henry – DRC Manager
William Laird –Contractor
Philip Kitt – Designer (via Webex)
Kate Wood – Skyland Lodge Manager
Gary Hartman – Architect (via Webex)

Karen Allen called the meeting to order at 4:01 PM

Review and Approve Minutes

Roger Cesario made a motion to approve the minutes from the October 3, 2024 meeting as presented. Sam Lumb seconded the motion. The motion passed with a unanimous vote.

S-132, 555 Skyland Drive - Koutelas - Exterior Lighting Approval

William Laird, Contractor, was present and provided the DRC with an overview of the light fixture and bulb on hand. A lighting cut sheet was provided. There was discussion regarding: light bulbs, current lighting complaint and the fixture placement.

Chris Laggis moved to approve the light fixture for S-132, 555 Skyland Drive.
Sam Lumb seconded. With all in favor, the exterior lighting request was approved.

S-182, 750 Skyland Drive - McMahan – Dog Run Approval

Philip Kitt, HMC Designer and owner representative, was present via Webex and provided an overview of the dog run proposal. There was some discussion regarding fences and the design guidelines. The top rail was discussed.

Sam Lumb made a motion to approve the dog run as presented.
Roger Cesario seconded the motion. The motion passed with a unanimous vote.

Skyland Lodge HOA, 350 Country Club Drive – Roof Cap Approval

Kate Wood, Skyland Lodge Manager, was present and reviewed the request, including materials. The roof currently needs repaired and the roof cap addition was a first phase plan to satisfy the repair and coincide with the future plan to update the Skyland Lodge roof to full metal. No timeline was given for the full metal roof transition.

There was discussion regarding:

- Cost and timeline
- Current metal product on roof
- Coating issues and possible rust staining
- Possible roof contractors

The Skyland DRC requested to know more about options for the roof caps and material. Material match and uniformity was a concern and more clarity on the material was requested.

S-195, 1625 Skyland Drive – Watkins & Williams – Preliminary Design Review

Architect Gary Hartman presented the plans for the preliminary review of a single-family home on Skyland Lot S-195.

He overviewed:

- The site, rockfall mitigation and tree preservation
- Driveway design and screening
- Size and floor design
- Exterior materials
- Solar panel place holder
- Snow catch roof design

There was some discussion regarding the preliminary review checklist:

- Landscape points
- Roof overhang dimensions
- Retaining walls location, size and material
- Minimum roof pitch compliance
- Retaining walls located outside building envelope and Variance process
- Column and timber truss features

Further discussion ensued:

- Garage door design repetitive, get design confirmed and compliant
- Lighting cut sheet needed

- Roof material and manufacturer
- Landscaping
- House numbers

The potential timeline to build was estimated to be June 2025.

Theresa will verify compliance with the roof pitch amendment and metal doors (garage),

Variance for retaining walls outside of building envelope will be needed.

Other Business:

House monuments with lighting: Sam addressed his concern with illuminated monuments in the neighborhood. The DRC would like to create a list of proposed changes to the guidelines to include monument lighting regulations and roof pitch changes.

Next Meeting: TBD.

Meeting Adjourned: 5:17P.M.