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

Meeting Minutes – January 20, 2026 - Skyland Design Review Committee

Committee Members Present
Karen Allen
Steve Curtiss
Sam Lumb
Chris Laggis
Steve Gibbs

Others Present
Ken Teeter – Owners of 63 Wapiti
Jody Reeser - Architect and applicant representative
Alex Mattes-Ritz - Architect and applicant representative
Gary Hartman – Architect and applicant representative
Mike Billingsley – District Manager

Karen Allen called the meeting to order at 4:00 PM

Review and Approve Minutes

Steve Curtiss made a motion to approve the 12/9/25 Minutes as presented. Steve Gibbs seconded the motion. The motion passed with a unanimous vote.

S-127, 63 Wapiti Lane, Addition and Renovation - Preliminary Design Review

The Teeters, owners of 63 Wapiti, were present. Jody Reeser, architect, was present via Webex.
Theresa Henry summarized the application and the Preliminary Checklist and DRC Manager notes were discussed. Jody Reeser discussed the site plan and contours, and the addition and renovation proposed.

Manager Notes and discussion included:
- Including the name, address and telephone number of the owner on the title page.
- Correcting title block on the additional pages of the plan set to match the project.
- Update plan set to include the contour overlay of existing and proposed contours.
- Complete Appendix H and items on Final Review Checklist for final approval.

Steve Curtiss made a motion to approve the preliminary review of 63 Wapiti with the noted revisions discussed and for the applicant to move forward on the final approval process with the DRC Manager, Theresa Henry. Steve Gibbs seconded the motion. The motion passed with a unanimous vote.

There was brief discussion regarding lighting compliance in regard to additions and renovations.

S-7, 437 Eagle Lane, Addition and Renovation - Preliminary Design Review

Architect and representative, Alex Mattes-Ritz, was present and provided an overview of the proposed addition and renovation to 437 Eagle Lane. The decks were discussed. The plan set was reviewed. Existing photos of the home were presented for comparison. Discussion ensued regarding the existing contours and the boulder retaining walls.

The DRC reviewed the checklist and the DRC Manager's notes were discussed:

- Include phone number with the lot owner information on title page.
- Specifications noting exterior materials, colors and specs to be provided.
- Include overhang length dimensions.
- Include building height dimensions.
- Include total square footage for each floor.
- Include open space calculation, to include proposed building footprint and driveway extension.
- Lighting details (locations and cutsheet) needed.
- Complete Appendix H and items on Final Review Checklist for final approval.

Sam Lumb made a motion to approve the preliminary review of 437 Eagle Lane with the noted revisions discussed and for the applicant to move forward on the final approval process with the DRC Manager, Theresa Henry. Chris Laggis seconded the motion. The motion passed with a unanimous vote.

S-195, 1625 Skyland Drive, Aspen Ridge - 2nd Preliminary Design Review

Theresa Henry provided a brief overview of the 10/22/24 1st preliminary review of 1625 Skyland Drive, along with the minutes from the last meeting and the revisions made since.

The retaining walls outside the building envelope and variance were discussed. Since the previous submission, the retaining walls are now proposed to be boulder walls not more than 4' in height, thus not requiring a variance.

Architect and representative, Gary Hartman, presented the proposed single-family home. There was discussion regarding the steep site, retaining walls, shed roof changes and changes to the grade.

The following was discussed:

- Garage cannot be metal.
- Lighting cutsheet needed.
- Need specific detail of the exterior materials and colors (cutsheet), including the roof.
- Landscaping (Appendix H) and WUI code compliance for final design.
- Street lighting: indicate switch for address illumination.
- Include building height and open space calculations for Final Review.

Other Business:

- Upcoming project at 117 Eagle Lane.

Next Meeting:

Tuesday, February 10, 2026 at 4:00pm

Meeting Adjourned: 5:20 P.M.