

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

Meeting Minutes – February 10, 2026 - Skyland Design Review Committee

Committee Members Present

Karen Allen (4:13pm arrival)
Steve Curtiss
Sam Lumb
Chris Laggis
Steve Gibbs

Others Present

Kate Wood & Garth Mangals – Skyland Lodge Management
Mike Benedict – Skyland Lodge Association Board
Jim Avrill – Axtell Mountain Roofer

Theresa Henry called the meeting to order at 4:01 PM

Review and Approve Minutes

Steve Curtiss made a motion to approve the 1/20/2026 Minutes as presented. Steve Gibbs seconded the motion. The motion passed with a unanimous vote.

S-43, 117 Eagle Lane, Patten Single Family Residence - Preliminary Design Review

Theresa provided the preliminary checklist and summarized that all items were complete, with a note that the construction timeline would need to be included.

Chris Laggis, Architect and Applicant Representative, stepped down as committee member and provided an overview of the proposed build at 117 Eagle Lane.

DRC discussion ensued regarding:

- Yaka Subi siding potential
- Lighting
- Roof pitches and divided windows
- Retaining wall and steel columns

Chris noted that the square footage calculations would be revised on the final submission due to changes in the sub-level mechanical room. The exterior of the project would not be affected.

S-184, 1327 Skyland Drive – Funke - Roof Material Change Request

Roofer, Jim Avrill, was present and presented the request to change the approved roof material from the Davinci shake to the Brava imitation cedar shake. The application of the material would remain as originally approved. Jim distributed samples for review and comparison and explained that the material was WUI compliant with the application of solar hide.

Steve Curtiss moved to approve the Lake Forest Brava Imitation Cedar Shake. There was brief discussion to approve both colors presented. Steve amended his motion to include both the Lake Forest and Canyon Gray. Chris Laggis seconded the motion. With all in favor, the motion passed.

Skyland Lodge – 350 Country Club Drive - Roof Replacement Modification

Kate Wood and Garth Mangals, along with Skyland Lodge BOD, Mike Benedict, were present to discuss the request to change the previously approved metal roof replacement request. The requested to apply metal roofing to the entire building's roof system, instead of a partial install, for insurance and cost reasons.

Mike explained that the Association would need to approve the project as a special assessment at the next BOD meeting.

The new timeline proposed would begin in August 2026 and take 4-5 weeks to complete.

Sam Lumb moved to approve the roof replacement modifications as presented. Chris Laggis seconded the motion. With all in favor, the motion carried.

Other Business:

- Design Review Fees and Performance Deposit Increase:

Theresa distributed fee structure research and information for the DRC to review and consider in their recommendation to the BOD to increase fees for the Skyland community. Steve Gibbs stated that there has not been an increase for roughly 20 years. The goal of the Association is to bring on the DRC position completely. The DRC discussed the current fee structure and compared to other fee structures in the Valley. A flat fee structure for design review fee was considered. River Neighborhood, additions and small projects were also considered. Theresa will follow-up with the DRC at next meeting. She will distribute the CB South Fee Schedule and the language from the governing documents regarding construction deadlines and extensions.

- 50 Vista ADU:

It was recognized that 50 Vista was listed for sale and advertised as including an ADU. The project was not originally approved as an ADU. There were concerns that the use could affect parking. Concerns regarding ADU approval process and impact on Association and Metro District were also discussed. Theresa would follow up with Mike about the ADU issue.

Next Meeting:

Wednesday, March 4, 2026 at 4:00pm

Meeting Adjourned: 5:27 P.M.