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

Meeting Minutes , March 4, 2026 - Skyland Design Review Committee

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

Others Present
Carolyn Niesman – Golf Villas Board
Kevin Adams- Golf Villas Property Manager

Karen Allen called the meeting to order at 4:03 PM

Review and Approve Minutes

Sam Lumb made a motion to approve the 2/10/2026 Minutes as presented. Steve Curtiss Steve seconded the motion. The motion passed with a unanimous vote.

Golf Villas Landscape Plan Changes

Carolyn Niesman, Golf Villas Board, and Kevin Adams, Golf Villas Property Manager, proposed the removal of four (4) spruce trees from the Golf Villas Master Landscape Plan. o.
Three (3) of the trees are not only blocking views but create potential fire risk.
The fourth is just blocking the view.
Request included the removal of the following:
1- The spruce behind # 27 - blocking view
2- The spruce behind #28 - blocking view and too close
3- The spruce behind #29 - blocking view and too close
4- The spruce behind #7 - blocking view and too close

They proposed to plant new trees as follows:
1- A new spruce behind each of #27, #28 and #29 - The new spruce will be planted closer to the golf course property than the current trees and they should continue to enhance the visual boundary.

2- Two new spruce in the open space between our 5-plex and 6-plex - will be planted in that area will fulfill our obligation for the replacement of the tree that we removed last year from behind #9.

There was continued discussion:

- Watering regulations
- Timeline
- Replacement of trees that have died
- Recommendation to replant with 8' spruces

Steve Curtiss provided feedback on tree installation and watering information.

Steve Curtiss recused himself from the DRC as the owner of Rocky Mountain Trees (contractor for the Golf Villas landscaping).

Sam Lumb moved to approve the changes to the Golf Villas landscape plan as presented. Chris Laggis seconded the motion. With all in favor, the motion carried.

S-43, 117 Eagle Lane, Patten Single Family Residence – 2nd Preliminary Design Review

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

DRC discussion ensued regarding:

- Hot tub pad
- Lighting
- 3:12 Roof pitch min, in Design Guidelines
- Construction start date

Steve Curtiss moved to approve the design review for Lot S-43, 117 Eagle Lane. Sam Lumb seconded the motion. With all in favor, the motion carried.

Discussion and consideration for a recommendation to the BOD for a design review fee increase and performance guarantee increase.

The DRC reviewed work session materials and discussed a draft fee schedule to increase design review fees and performance deposit increases.
A recommendation from the Design Review Committee was made for an approval of a fee schedule to increase the design review fees and performance guarantee to reflect the current economy and to help offset the onboarding of the DRC Manager position. Additionally, the DRC recommended an application fee for small projects, variances and lot clusters.

Theresa will send the recommendation to the Skyland Board of Directors for consideration.

Other Business:

- **50 Vista ADU update:** Mike Billingsley would be conducting an inspection per the Metro District concerning usage and tap fees.

Next Meeting:
TBD

Meeting Adjourned: 5:52P.M.