

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

Meeting Minutes – March 31, 2025 - Skyland Design Review Committee

Committee Members Present

Karen Allen
Steve Curtiss
Sam Lumb
Roger Cesario
Chris Laggis

Others Present

Theresa Henry – DRC Manager
Matt Wellner – Contractor
William Laird – Contractor (virtual)
Evan Halligan – Roof Contractor
Josh Uric – Roof Contractor
Nick Alvino – homeowner (virtual)
Eileen Dupre – homeowner (virtual)
John O’Neal - homeowner

Karen Allen called the meeting to order at 4:04 PM

Review and Approve Minutes

Steve Curtiss made a motion to approve the minutes from the January 20, 2025 meeting as presented. Chris Laggis seconded the motion. The motion passed with a unanimous vote.

S-75, Georgescu, 56 Vista Court - Proposed Changes to Design Elements & Landscape Plan

Matt Wellner, Contractor, was present. The DRC reviewed the application and materials submitted for the change requests for the previously approved and reviewed single-family home. DRC Manager, Theresa Henry, reviewed the landscape plans and noted that the point schedule should be added to the proposed landscape plan. Changes to the landscape plan included County wildfire defense measures.

Discussion ensued regarding additional exterior changes proposed:

- Changing stucco to wood posts.
- Replacing composite door with a custom wood door.
- Compliance with the required percentage of stone coverage.

- Size and location of exterior light fixtures on west elevation.
- South elevation post bases.
- Fireplace vent finish.
- Drainage issues update.
- Railings clarification.
- Elimination of backlit house address.
- Grading clarification.

Steve Curtiss moved to approve the proposed change requests for S-75 with the following conditions:

- Include the landscape point schedule on the landscape plan.
- Confirmation that the exterior light fixture is a 12” or larger fixture.
- Remove light fixtures on the walls that are not at the entrance, and move the two fixtures closer to the entrance/doorway.
- Confirm fireplace vent will be non-reflective.
- Edit drawings to reflect proposed railings on cutsheet.
- Eliminate house address lighting.

Chris Laggis seconded the motion. With all in favor, the motion passed.

RNQ-1, 38 Alpine Court - Construction Sign Approval

William Laird was present (virtually).

There was discussion regarding the construction sign dimensions for a multi-family project and the sign approval process. William Laird argued that his sign was compliant, but offered no confirmation on the dimensions, nor was there any approval of the sign prior to being posted on site.

Steve Curtiss made a motion to approve the construction sign at 38 Alpine Court, if once the size is verified it is compliant with the regulations. If the sign dimensions are not verified as compliant, the sign is to be removed. Steve Curtiss amended his motion to state that the sign must be verified to be less than 16 square feet and 7 feet high to be approved. Sam Lum seconded the motion. The motion passed with a unanimous vote.

Discussion continued regarding the sign approval process. The DRC agreed that the DRC Manager can approve construction signs in the future.

#C1 & #C2, Owl’s Nest Townhomes - 71 and 79 Powerview Roof Approval

Josh Uric and Evan Halligan, roof contractors, were present and provided a roof sample for the proposed re-roof at 71/79 Powerview. They mentioned this same color and material had been previously approved on a project at Par Lane. They requested that the DRC add this product to the pre-approved list of roofing colors and materials for Skyland.

Sam Lumb moved to approve the Owl's Nest Townhomes roof material and that the proposed material and color be added to the pre-approved list for Skyland. Steve Curtiss seconded. The motion passed unanimously.

There was discussion regarding a request to present additional CMG roofing materials and colors to be considered for the pre-approved list.

S-88, 139 Fairway Drive - Alvino Landscape Plan

Homeowner, Nick Alvino, was present. Theresa Henry gave a brief background on the revised landscape plan being proposed and the currently installed pond in the utility easement.

Theresa reviewed the landscape plan and verified the points were compliant.

There was discussion regarding:

- Covenant change to allow natural gas/propane open flame, and solid fuel fire pits that are fully enclosed with a spark arrestor.
- Metro District survey being conducted that will provide pond depth and dimensions.
- No retaining walls allowed in easement.

Mike Billingsly gave a history of the Metro District's involvement. Further discussion ensued regarding retaining walls in easement and the Metro agreement to allow the current pond.

The DRC inquired about the pond in relation to the proposed timber walls.

Nick Alvino gave a history of his approval and clarification of the fire pit approval.

Theresa will make a list of edits needed that were presented and addressed on the proposed landscape plan after staff review. The revised landscape plan will be presented to the DRC at the next meeting.

RNSF-17, 92 Alpine Court - Metal Skirting Request

Theresa Henry stated that the guidelines for River Neighborhood do not allow for metal skirting. However, it has been previously approved on several homes in the River Neighborhood. It was suggested that a change be made to the guidelines to address it. Heights and percentages would be discussed at the next meeting.

Eileen Dupre was present via Webex, but was having technical difficulties and could not participate in the presentation of her request.

The DRC decided to table the request to the next meeting as clarification on the exact location of the skirting via pictures or drawings, as well as a more detailed color and material being proposed were necessary.

RNT-2, 171/181 Alpine Court - Metal Railing Request

Homeowner, John O'Neal, was present and provided details of his request to change the railing material on his deck to metal.

Roger Cesario approved the metal railing request at 171/181 Alpine Court. Sam Lumb seconded. The motion passed unanimously.

John O'Neal proposed an additional request to change the deck material from gray to a brown (Weathered Cliff) Fiberon material. He provided a sample to show the DRC.

Sam Lumb approved the deck color and material change. Roger Cesario seconded. The motion passed unanimously.

John then requested to change the asphalt on the west side of the lot to pavers to the parking spot in the front of the house. DRC agreed this would be an improvement and directed John to submit the request to the DRC Manager for an administrative approval.

Other Business:

No other business was discussed.

Next Meeting:

The next meeting was tentatively scheduled for April 30, 2025.

Meeting Adjourned: 5:49P.M.