

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

Meeting Minutes – April 28, 2026 - Skyland Design Review Committee

Committee Members Present

Steve Curtiss
Sam Lumb
Chris Laggis

Others Present

Nolen Davis - Architect and applicant representative
Justin Barber – Dunrite Roofing & Siding Owner
Kate Woods – Skyland Lodge Property Manager
Karen Walker – homeowner 81 Par Lane

Review and Approve Minutes

Steve Curtiss made a motion to approve the 3/4/26 Minutes as presented. Sam Lumb seconded the motion. The motion passed with a unanimous vote.

Skyland Lodge, 350 Country Club Drive - Roof Replacement Modification and Window Request

Kate Wood (Skyland Lodge) and Justin Barber (Roofer) were present and gave an overview of the new roof replacement proposal for the Skyland Lodge. Insurance requires a full metal roof replacement.

The lower roofs are to remain as previously approved by the DRC.
The upper shingle roofs are to be replaced with metal, 24 Gauge CMG Low Gloss Burnished Slate, which is on the pre-approved roof list for Skyland.

There was discussion:

- Core 10 uniformity
- Roof metal gauge
- Lower roof approval

Steve Curtiss made a motion to approve the re-roof for the upper roofs on the Skyland Lodge using CMG Low Gloss Burnished Slate as presented. Chris Laggis seconded the motion. The motion passed with a unanimous vote.

There was brief discussion regarding future door replacement. Applicant rescheduled the review for an upcoming DRC meeting.

194 Coyote Circle - Rosenbaum and Shiovitz Residence - Deck Expansion Request

Architect and representative, Nolen Davis, was present and provided an overview of the proposed deck extension, hot tub, patio and door installation.

Discussion ensued regarding the HOA and neighbor approval.

The following was discussed:

- Deck rail and stairs
- Existing deck design
- Colors of materials
- Stone pillar bases and no exposed concrete
- Hot tub details and screening
- Lighting
- Door replacement and trim

Further discussion ensued regarding hot tub screening. The DRC decided the hot tub was properly screened given the location under the deck behind deck stairs and deck posts and stone bases.

Steve Curtiss made a motion to approve the deck, hot tub, patio and door replacement as proposed with the conditions that HOA and neighbor approval are received. Chris Laggis seconded the motion. The motion passed with a unanimous vote.

S-130, 525 Country Club Drive - Steel Column/Pillar Change Request

Chris Laggis, architect, stepped down from his DRC position to present the change request for his project at 525 Country Club Drive.

Northwest Elevations were presented showing the previously approved steel columns with stone bases. The applicant requested to remove the stone bases from the approved design. Steel columns without bases were approved elsewhere in the home design, as well as recently at 117 Eagle Lane.

There was discussion about the size of the steel posts and obtaining Karen Allen's input for the change request approval.

Both Steve Curtiss and Sam Lumb approved the change. Karen Allen will be contacted via email to obtain her input and approval consideration.

Other Business:

- 81 Par Lane Exterior Re-paint – Homeowner, Karen Walker, was present and discussed the current home being painted without approval and that she was not

satisfied with the current color, either. A rendering showing the current exterior colors on the home and the proposed colors on the home was shown. The trim would be repainted the same brownish color, WoodCliffe Lake. The soffit would also be painted the brown color. Sea Pearl was the color proposed for the main body of the home. There was discussion regarding the garage being painted one color, same current (brown).

Sam Lumb moved to approve the exterior paint and application as follows: Sea Pearl for siding (main body) of the home and the full garage doors, fascia and soffit be repainted with Woodcliffe Lake (brown color). Chris Laggis seconded the motion. With all in favor, the motion passed.

- 50 Vista Ct ADU – Mike Billingsley contacted owners regarding the unapproved ADU being advertised. The owners had not paid tap fees for the use. The ADU was not approved in the design review of the home and is not compliant with the parking requirements. The BOD would need to approve action, but the DRC could make a recommendation to the BOD. The DRC wanted to recommend that the Skyland BOD implement legal action to ensure that the non-compliant and unapproved ADU/Caretaker's Unit would not be rented or advertised by the owners. Theresa will draft a recommendation from the DRC to the BOD recommending enforcement begin through a legal crafted document that is recorded with Gunnison County to ensure that the caretaker's unit (ADU) would not be rented or advertised as such.
- DRC Seat Vacancy – Outreach to community members will continue.
- Par Lane Unapproved Hot Tub – the hot tub installation at a duplex on Par Lane was brought up as it was not approved and is not screened, making it visible to the golf course, neighboring properties and the road. Theresa will contact owner.
- Updates to the Design Guidelines – New fee schedule was discussed, as well as other considerations of changes to the design guidelines to recommend to the BOD. Theresa will put together information to be discussed and considered at the upcoming DRC meeting(s) and send to the DRC.
- 47 Fairway – Grading and height issues/concerns at 49 Fairway and neighbor complaints. Concerns that project is not being built as approved. Most recent site plan to be sent to Ken Buck and the neighbors involved.

Next Meeting:

TBD

Meeting Adjourned: 5:20 P.M.