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

Meeting Minutes – May 7, 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
Evan Halligan – Roof Contractor
Josh Uric – Roof Contractor
Nick Alvino – homeowner (virtual)
Eileen Dupre – homeowner
Agustina Hein – homeowner representative

Karen Allen called the meeting to order at 4:02 PM

Review and Approve Minutes

Sam Lumb made a motion to approve the minutes from the March 31, 2025 meeting as presented. Steve Curtiss seconded the motion. The motion passed with a unanimous vote.

S-88, 139 Fairway Drive - Alvino Landscape Plan
Homeowner, Nick Alvino, was present via Webex. The landscape plan was reviewed at the March 31,2025 meeting. The DRC requested edits be made and brought back to the DRC for approval.

The revised landscape plan proposal was reviewed by Mike Billingsly, Skyland Metro District, and was found to be satisfactory.

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

Steve Curtiss moved to approve the landscape plan as presented. Chris Laggis seconded. With all in favor, the motion passed.

RNSF-17, 92 Alpine Court - Metal Skirting Request
Eileen Dupre, homeowner, was present via Webex, but was having technical difficulties. She attended in person later in the meeting.

The metal skirting request was tabled at the March 31,2025 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.

A design review presentation was prepared and reviewed by the DRC.
There was discussion regarding the installation on only the sides of the home and no variation in the application of the metal.

Steve Curtiss moved to approve the metal skirting request for RNSF-17, 92 Alpine Court, as presented. Sam Lumb seconded. With all in favor, the motion passed.

Request for Additions to the Approved Painted Metal Roof List for Skyland Community Association
Josh Uric and Evan Halligan, roof contractors, were present and provided a roof samples for the proposed additions to the pre-approved list of roofing colors and materials for Skyland.

Evan Halligan explained the ultra low gloss CMG products being proposed, as well as provided samples of the materials already on the approved list for comparison.
The DRC reviewed the materials presented.

Steve Curtiss moved to approve:
CMG Ultra Low Gloss PVDF finishes:

- Iron Ore
- Slate Grey
- Carbon
- Burnished Slate

be added to the pre-approved list for Skyland. Sam Lumb seconded. The motion passed unanimously.

RNSF-20, 62 Alpine Court Metal Roof Replacement

The metal roof replacement request was submitted by Chris Carver who was not present at the meeting, but left two samples of roof material choices for the DRC to review. A few DRC members viewed the samples prior to the meeting and wanted to discuss the options presented, as the finish was different than the DRC has previously seen.

The DRC reviewed the sample proposals, with regard to their finishes and their reflectivity.

There was discussion regarding:

- The Bonder Paint Dark product
- Previously approved materials that are similar to the proposals
- Size of samples preferred to be larger. 10”x10”

Chris Laggis moved to approve the 2nd choice material, Gray Zinc Matte. Sam Lumb seconded the motion. With all in favor, the motion passed.

S-130, 525 Country Club Drive, Preliminary Review
Architect, Chris Laggis, provided an overview of the proposed single-family home at 525 Country Club Drive.

Theresa Henry shared the preliminary notes and checklist with the architect and the DRC prior to the meeting.

There was discussion regarding:

- Material of the landscaped walkway
- Snow storage
- Landscaping requirements and possible conflicts with WUI Code.
- Requesting future applicants to provide WUI compliance in their proposed landscape plans.
- Building Height and calculation.
- The proposed 2 gray metal chimneys with dark gray or black spark arrestors,
    - Steel siding not allowed.
    - DRC not in favor of the metal chimney.

Additionally, the DRC had discussion and questions regarding:

- Asymmetrical/offset windows on the SW elevation.
- Main roof plane.
- Stepping house to slope of the lot.
- Solar readiness.
- Metal Chimney Concerns.
- Possibility of dropping the 15’ overhang.
- Thickness of deck supports on the main deck.
    - Suggestion to add stone bases.

Discussion continued regarding the lighting plan and the anticipated start date (Summer 2025).

S-138, 662 Country Club Drive, Landscape Plan Changes & Shed
Theresa provided a history of the property and the proposals. Agustina Hein, representative, and homeowner, Katie Fuller, were present via Webex.

Agustina presented the proposed additions and changes to the currently approved and installed landscape plan, including the fire pit, retaining walls, additional trees and the storage closet.

There was discussion about the storage shed location and the fire pit regulations for Skyland.

Sam Lumb moved to approve the changes to the landscape plan and the storage shed proposal for S-138, 662 Country Club Drive. Chris Laggis seconded the motion. The motion passed unanimously.

RNQ-1, 38 Alpine Court, Metal Skirting Request
Nick Alvino, representative, was present online and gave an overview of the request to replace the stone skirting with a standing seam metal skirting, matching the roof materials.

There was discussion regarding the profile of the metal being proposed and the allowance of metal skirting in the River Neighborhood.

The DRC was ok with the color of metal being presented, but preferred the application of a corrugated metal.

Chris Laggis moved to approve the metal siding at 38 Alpine Court to be a corrugated metal in the matching color as presented. Steve Curtiss seconded the motion. The motion passed unanimously.

Other Business:
- Process for making changes to the Skyland Design Guidelines.
- Construction regulations outreach, in regards to all work and remodels in Skyland.
- Reach out to 416 Par Lane with Construction Regulations for work being done.
- DRC allowed DRC Manager to approve exterior paint requests.

Next Meeting:
The next meeting was tentatively scheduled for May 28, 2025.

Meeting Adjourned: 5:48P.M.