

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

Meeting Minutes – July 9, 2025 - Skyland Design Review Committee

Committee Members Present

Karen Allen
Steve Curtiss
Sam Lumb
Chris Laggis

Others Present

Theresa Henry – DRC Manager
Frank Mangum – Owner/Builder
Katie McKernan – Owner
Karin and Mike Wynn – Owners
Garth Mangels – Skyland Lodge Manager
Pat Streicher – Skyand Lodge HOA President
Brett and Ginger Rowe - Owners
Ryan Denison – Owner

Karen Allen called the meeting to order at 4:01 PM

Review and Approve Minutes

Sam Lumb made a motion to approve the minutes from the May 28, 2025 meeting as presented. Steve Curtiss seconded the motion. The motion passed with a unanimous vote.

S-76, 50 Vista Court, Changes to Landscape Plan

Homeowner, Katie McKernan, was present and gave a background on the landscaping plan and drainage issues on the lot and the owner's reasons for moving forward with the unapproved changes to the landscape plan.

Drainage and the installed berms were discussed in detail. Theresa Henry mentioned the berms in the front were installed in the drainage & utility easement and are problematic for the Metro District, particularly for snow plowing. McKernan stated that the Metro District provided input and approval for the berms. She also stated that the berms are for drainage.

The trees that provided screening on the east side of the lot were no longer being proposed and now problematic for neighbors. McKernan stated that these were removed at the requirement of the County due to WUI compliance.

The gravel area around the driveway was discussed. The proposed unapproved landscape plan showed gravel on both sides of the driveway. As installed, the gravel area was now wider and on only one side of the driveway and is currently being used for parking.

Discussion continued:

- Size of gravel area
- Reason for the gravel – needed for installed trench drain
- Installation of plantings and decorative rock to turn it into a landscape feature, not parking area.
- Minimizing the width of gravel area

There was additional discussion regarding the tree screening:

- Owner stated that they cannot plant anything there because of the roof shed on the area.
- Neighbors would like trees as was approved in the original plan.

The DRC would like the owner to provide documentation from the County regarding the removal of the evergreens (or trees) on the east side of the lot because of the WUI code. The DRC would also like to see documentation of the Metro District's approval of the revised landscape plan.

Screening discussion continued. Katie McKernan agreed to plant aspens on the east side of the lot for screening. The DRC agreed to this compromise.

The owner will follow up with Theresa Henry.

PVD5, 49 Powderview, Unit 5 Powderview at the Greens Condominiums Deck Application

Ryan Denison was present via Webex and presented the site plan and elevations for the proposed deck on the duplex at 49 Powderview.

There was discussion on the new stair design, posts, and the design and materials to match neighbor's deck.

Steve Curtiss moved to approve the deck addition at 49 Powderview. Sam Lumb seconded the motion. With all in favor, the motion carried.

D3N and D3S, 15 A&B Par Lane Metal Garage Door Discussion and Consideration For Approval

Owners of 15 A&B Par Lane were present and provided samples of the proposed metal garage to be considered for approval in Skyland and on their properties. The metal door products were stamped to appear like wood grain.

The owners discussed:

- WUI compliance
- Metal roofing approvals updated
- Metal garage door research
- Safety and efficiency

- Skyland guidelines for “wood or wood surface”

The DRC discussed the proposal and agreed that the aesthetic of the metal doors was not in alignment with the intention of the Design Guidelines and the Skyland community. However, they acknowledged that previous metal requests could eventually warrant changes to the guidelines but were not in favor of approving the changes today.

They discussed a metal door with a wood veneer as an option for the owners to pursue.

There was more discussion on the aesthetic of metal doors and the Skyland guidelines.

Skyland Lodge, 350 Country Club Dr., Roof Replacement

Skyland Lodge Manager, Garth Mangels and Skyland Lodge HOA President, Pat Staler, were present and presented the request to replace the current 8 corrugated metal roof sheds on the Skyland Lodge. They discussed ongoing issues and maintenance with the current roof.

They would like to phase the project: replace 2 metal roof sheds every 2 years, starting with the 2nd to left roof because of the roof rot. Ultimately, the Skyland Lodge would like to replace the shingles, but there is no timeline.

Two roofing material/color options were presented and samples and pictures provided.

There was discussion:

- Roof material and choices
- Cool roof system design
- Phasing

Steve Curtiss moved to approve the natural metal option phasing and timeline, not to exceed 10 years, as presented. Sam Lumb seconded the motion. With all in favor, the motion carried.

S-151, 410 Country Club Drive, 2nd Preliminary Design Review

Builder and owner, Frank Mangum, was present and gave an overview of the revisions to the preliminary proposal of 410 Country Club Drive.

The driveway design was discussed in detail. Frank provided County and CBFPD approvals of the proposed driveway design, as requested by the DRC at the May 28, 2025 meeting.

There was discussion regarding items to be addressed from the preliminary review:

- Stone detail and calculations
- Fascia and timber detail
- Height calculation
- 8x8 post detail

Theresa Henry went over her notes from the DRC Manager review and the items to be addressed at the 2nd Preliminary review.

Discussion ensued:

- Concrete walkway outside the building envelope
- Landscape points
- Exterior material and WUI compliance

The DRC discussed the massing and boxiness of the cantilevers on the front and rear of the home. They recommended adding corbels.

Steve Curtiss moved for a final approval the design review for lot S-151, 410 Country Club Drive with the following conditions:

- Change the walkway to landscape pavers.
- Correct landscape points on plan set to match Appendix H
- Corbel addition to the cantilever on the front of the home

Sam Lumb seconded the motion. With all in favor, the motion carried.

Other Business:

- o *Alvino Tree Removal*: 2 large trees were removed by Nick Alvino at 139 Fairway. Nick said he received approval from the golf course. No documentation of approval was provided, and the large evergreens were removed without Skyland Community Association approval.
The DRC wants Nick Alvino to replace all the removed trees with 14' evergreens. The location of the new trees will need to be approved and written approval from the Club/golf course will need to be provided.
- o *209 Trent Jones Stucco Window Detail*: A change request was submitted to eliminate the deep window inset detail on the stucco areas of the home currently under construction. The guidelines state stucco insets are required. However, the home currently under construction next door is being built with the same flush window detail on their stucco. The DRC approved the flush window application on the stucco areas of the home at 209 Trent Jones Way.
- o *81 Par Lane Exterior Paint*: The owners had completed repainting their home without approval. The color choice was Swiss Coffee. The DRC did not approve of the paint color change, as it was not considered a muted earth tone. The DRC is requiring the owners to repaint the home with an approved color.
- o *Construction site violations*: Community member complaint about construction site violations, specifically construction after hours.
- o *47 Fairway*: Modular staging and setting update. Height and violations discussed.

Next Meeting: TBD

Meeting Adjourned: 6:45P.M.