

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

Meeting Minutes – August 4, 2025 - Skyland Design Review Committee

Committee Members Present

Karen Allen
Steve Curtiss
Sam Lumb
Roger Cesario
Chris Laggis

Others Present

Theresa Henry – DRC Manager
Ben Somrak – Owner/Builder
Mike McMullen - Architect
Ken Buck – Builder
Judith McGuire – Skyland resident
Jim Jose – Owner/Builder

Karen Allen called the meeting to order at 4:10 PM

Review and Approve Minutes

Steve Curtiss made a motion to approve the minutes from the July 9, 2025 meeting as presented. Sam Lumb seconded the motion. The motion passed with a unanimous vote.

S-96, 219 Fairway Lane, Exterior Change Requests

Owner and Contractor, Ben Somrak, was present and overviewed the proposed exterior changes to the single-family home on S-96.

Changes included: Windows, garage door windows with divided lights, and railings.

Side by side comparison elevations of the approved plans and the proposed changes were provided.

There was brief discussion about the electrical service requirement, roof materials: CMG ultra low gloss dark bronze.

The DRC requested a materials cut sheet be submitted to the DRC manager.

Sam Lumb made a motion to approve the proposed changes as presented by Ben Somrak, including the garage door recommendation. Steve Curtiss seconded the motion. With all in favor, the motion carried

S-84, 47 Fairway Lane, Exterior Materials & Architectural Changes

Contractor, Ken Buck, and Architect, Mike McMullen were present and gave an overview of the proposed changes to the exterior materials and architectural details.

There was also discussion:

- Stone percentage
- Stone replacement
- Siding replacing stucco
- Corbels: street facing elevation, removed from rear elevation
- Garage stone elements
- Transition and termination of exterior elements

Backfill and grading were also discussed.

Skyland resident, Judith McGuire, expressed question and concern about the drainage: swale installed.

Additional discussion:

- Wing roof removal from deck
- Heat pump covers
- Visual interest concerns with the proposed stucco changes on right side of rear elevation.
- Stone band elimination
- Window trim change to 2 x 6
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Exterior perspectives were submitted and reviewed, providing more detail.

Steve Curtiss moved to approve the changes to S-84 as presented. There was further discussion.

Roger Cesario moved to approve the proposed changes, except for the stucco on lower right gable wall on the rear elevation. The wall should remain as originally approved with wood siding. Additionally, the window trim be changed to 2 x 6 and the soffit painted. Steve Curtiss seconded. All in favor, the motion carried.

FP-5, 25 Birdie Way, 2nd Preliminary Review

Theresa Henry provided a brief overview of the history of the application and previous review of FP-5, the Fairway Park HOA conditional approval letter and the DRC Manager notes provided.

There was discussion regarding:

- Fairway Park Design Guidelines
- Window above gas meter on N elevation
- Existing and proposed trees on the site plan.
- HOA Master Landscape Plan.
- Parking proposed within easement
- 3 additional parking spots developed by Jose
- Roof: concrete barrel tile
- Building height verification needed, 35' maximum
- No topo on the site plan

The DRC moved into a second preliminary review of the additional Fairway Park proposal from Jim Jose.

FP-4, 32 Birdie Way, 2nd Preliminary Review

Jim Jose summarized the similarities and differences between FP-4 and FP-5 submissions.

Snow removal and parking were discussed, along with the DRC Manager's notes provided.

Conditions for approval discussed:

- Provide compliant height verification
- Provide topos and drainage
- Provide materials and lighting cutsheets

Steve Curtiss moved for final approval of 25 and 32 Birdie Way as presented with noted conditions above. Chris Laggis seconded the motion. With all in favor, the motion passed.

Other Business:

- 50 Vista Court Landscaping Changes and Update: Katie McKernan
- Publications and potential options to inform public and Skyland community of upcoming projects, including a monthly outreach via mail or email. Possibility of creating a SCA building page on website.
- Construction hours and port o potty issues with interior construction/remodels.
- 81 Par Lane – repaint and fine noticing.
- #1 Horizon Drive – Texas Flag issues
- Roger Cesario DRC seat resignation announcement.

Next Meeting:

TBD

Meeting Adjourned: 6:19P.M.