SKYLAND COMMUNITY ASSOCIATION

Annual Meeting

July 5, 2026
4:00 PM
The Club at Crested Butte

Agenda

- Roll Call
- Approval of Minutes of 2025 Annual Meeting
- Manager's Report
- Financial Report
- Election of two (2) Directors
- Skyland Metropolitan District / East River Regional Sanitation District Update
- Motion from the floor to approve the Board's previous year's actions
- Other matters that may properly come before the membership
- Adjourn

SKYLAND COMMUNITY ASSOCIATION
350 Country Club Drive, Suite 112A
Crested Butte, CO 81224
Telephone (970) 349-7411 Fax (970) 349-5054

ANNUAL PROPERTY OWNERS MEETING

MEETING MINUTES – July 6th, 2025

Board Members Present:

Steve Gibbs
Bill Leer
Melissa Belkin
Rick Horn

Others:

Mike Billingsley – Manager
Approximately 70 property owners

INTRODUCTIONS

Steve Gibbs opened the meeting at 4:07 p.m. Steve introduced himself and the other Board members. The members in attendance elected to do away with individual homeowner introductions.

APPROVAL OF MINUTES OF 2024 ANNUAL MEETING

Dan Brown made a motion to dispense with the reading of the minutes and to approve the minutes of the 2024 Annual Property Owners Meeting. Karen Allen seconded the motion and the motion was approved by acclamation.

FINANCIAL REPORT

Bill Leer presented the financial report, including a review of the Balance Sheet and proposed 2025 budget. Bill summarized the balance sheet, including the cash and the performance deposit accounts. The Capital Budget for 2025 was reviewed along with the Ten-Year Capital Plan.

Robert Gentry made a motion to accept the 2023 Financial Report as presented. David McKenney seconded the motion. The motion was approved by acclamation.

Robert Gentry made a motion to approve the 2024 Operating and Capital Budgets as presented. David McKenney seconded the motion. The motion was approved by acclamation.

ELECTION OF TWO DIRECTORS

Steve Gibbs stated that two seats were open on the Board, carrying a term of 3 years. By acclamation, the owners unanimously approved Rick Horn and Tiffany Deutch to serve on the Board of Directors.

SKYLAND METROPOLITAN DISTRICT/EAST RIVER REGIONAL SANITATION DISTRICT UPDATE

The manager provided the owners with an update on the activities of each District;

Skyland
Gunnison County is currently in drought conditions and has implemented Stage 1 fire restrictions. A below average snowpack and early melt has created some stress on Skylands drinking water supply with the springs currently running at 70% of average. The District may choose to implement Emergency Drought Rates at their July 16 Board Meeting. Drought Rates will result in a charge of $15 per 1000 gallons over base allotment.

The District continues its work on long-term road and water plans. Crack sealing and painting has been completed for the year. Two sections of bike path will be replaced in 2025. A section along Country Club Drive and a section along Skyland Drive.

East River
The District continues updating the Master Plan and Capacity Planning Study. The District is looking at options and analyzing costs for the future upgrade of the wastewater treatment facility.

Skyland Design Review Manager
Theresa Henry has been working with Skyland as the new Design Review Manager. Theresa will coordinate and oversee the design review and construction process from beginning to end, working with the Design Review Committee, Homeowners, Architects, and Contractors.

RATIFY THE 2024 ACTIONS OF THE BOARD

Hal Cook made a motion to ratify the 2024 Actions of the Board. Elizabeth Rochester seconded the motion. The motion was approved by acclamation.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE MEMBERSHIP

Homeowners discussed signage for the Golf Course crossing on Slate River Drive, Speed signs on the bike paths to slow down bikes and e-bikes, and adding patrol to Lake Grant to ensure only homeowners are accessing the lake and facilities.

The Board look into the items discussed and work towards solutions and improvements.

ADJOURN

At 4:59 P.M., Karen Allen moved that the meeting adjourn. Dan Brown seconded the motion and it passed with a unanimous vote.

Skyland Community Association
Balance Sheet
December 31, 2025

ASSETS

Current Assets			
Checkings #913-00-1822	$ 1,734.62		
MM-Perf Deposits #913-00-6433	211,462.42		
MM-Cap Projects #913-07-6071	104,683.14		
Money Market #913-00-3083	67,676.28		
Accounts Receivable	5,811.66		
Total Current Assets			391,368.12
Property and Equipment			
Total Property and Equipment			0.00
Other Assets			
Total Other Assets			0.00
Total Assets		$	391,368.12

LIABILITIES AND CAPITAL

Current Liabilities			
Accounts Payable	$ 8,417.31		
Performance Deposits	209,909.60		
Total Current Liabilities			218,326.91
Long-Term Liabilities			
Total Long-Term Liabilities			0.00
Total Liabilities			218,326.91
Capital			
Net Assets	151,971.86		
Net Income	21,069.35		
Total Capital			173,041.21
Total Liabilities & Capital		$	391,368.12

Approved 2026 Budget

Item	YTD 2025 Actual	2025 Budget	YTD Variance	Approved 2026 Budget
Income				
Dues	$ 108,375.00	$ 108,375.00	$ -	$ 108,375.00
Late Fees - Dues	$ 675.00	$ 100.00	$ 575.00	$ 100.00
Cash Interest	$ 835.44	$ 1,500.00	$ (664.56)	$ 500.00
Performance Deposit Interest	$ 1,518.10	$ 1,500.00	$ 18.10	$ 1,200.00
Design Review Fees/Packet Revenue	$ 4,123.30	$ 5,000.00	$ (876.70)	$ 4,000.00
Pavilion Use Fee	$ 2,600.00	$ 2,000.00	$ 600.00	$ 2,000.00
Miscellaneous Income	$ 300.01	$ 10.00	$ 290.01	$ 10.00
Fines	$ -	$ 10.00	$ (10.00)	$ 10.00
Capital Project Account Transfer	$ -	$ -	$ -	$ 28,069.00
Total Income	**$ 118,426.85**	**$ 118,495.00**	**$ (68.15)**	**$ 144,264.00**
Operational Expenses				
Accounting/Tax Preparation	$ 1,353.13	$ 1,350.00	$ 3.13	$ 1,400.00
Bad Debt Expense	$ -	$ -	$ -	$ -
Bank Charges	$ 85.29	$ 50.00	$ 35.29	$ 100.00
Board Meetings	$ -	$ -	$ -	$ -
Decorations	$ -	$ -	$ -	$ -
Design Review Meetings	$ 4,200.00	$ 6,000.00	$ (1,800.00)	$ 6,000.00
Design Review Guideline Revisions/Packets	$ -	$ 100.00	$ (100.00)	$ 100.00
Design Review Expenses	$ -	$ 200.00	$ (200.00)	$ 200.00
Dues and Licenses	$ -	$ 300.00	$ (300.00)	$ 300.00
Entertainment/Picnic	$ 11,119.11	$ 8,000.00	$ 3,119.11	$ 12,000.00
Income Tax	$ 424.40	$ -	$ 424.40	$ -
Insurance Liability	$ -	$ -	$ -	$ -
Insurance D&O	$ 4,976.00	$ 7,000.00	$ (2,024.00)	$ 7,000.00
Landscaping		$ -	$ -	$ -
Legal	$ 25.00	$ 5,000.00	$ (4,975.00)	$ 2,000.00
Nordic Track	$ 2,650.00	$ 3,000.00	$ (350.00)	$ 3,000.00
Lake Grant Management Contract	$ -	$ -	$ -	$ 20,000.00
Design Review Management Contract	$ -	$ -	$ -	$ -
Community Association Manager Contract	$ 60,000.00	$ 66,000.00	$ (6,000.00)	$ 72,000.00
Postage & Office Supply	$ 1,210.48	$ 2,000.00	$ (789.52)	$ 2,000.00
Newsletter	$ 102.09	$ 100.00	$ 2.09	$ 150.00
Rent	$ 1,800.00	$ 1,800.00	$ -	$ 1,800.00
Website	$ 650.00	$ 1,000.00	$ (350.00)	$ 1,000.00
Shelter Corporation	$ 1,762.00	$ 1,762.00	$ -	$ 1,762.00
Telephone Expense	$ -	$ -	$ -	$ -
Other Expense	$ -	$ 250.00	$ (250.00)	$ 250.00
Total Expenses	**$ 90,357.50**	**$ 103,912.00**	**$ (13,554.50)**	**$ 131,062.00**
INCOME IN EXCESS OF EXPENSE	**$ 28,069.35**	**$ 14,583.00**	**$ 13,486.35**	**$ 13,202.00**

Approved 2026 Capital Projects

Item	YTD 2025 Actual	2025 Budget	YTD Variance	Approved 2026 Budget
Current/Planned Capital Projects				
1. Pedestrian/Bike Paths	$ -	$ 20,000.00	$ (20,000.00)	$ 20,000.00
2. Arbor Projects	$ -	$ -	$ -	$ -
3. Lake Grant	$ -	$ 5,000.00	$ (5,000.00)	$ 5,000.00
4. Trails Improvement	$ 7,000.00	$ 10,000.00	$ (3,000.00)	$ -
5. Holiday Lighting	$ -	$ -	$ -	$ 2,000.00
Total Capital Projects	**$ 7,000.00**	**$ 35,000.00**	**$ (28,000.00)**	**$ 27,000.00**

Skyland Community Association **6/23/2026**
Ten Year Capital Plan, Cash Basis

				Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	Budget Year	Budget Year
				2025	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
			Beginning Balance	$81,901	$103,195	$104,264	$89,264	$77,264	$62,264	$62,264	$57,264	$52,264	$52,264
	Project Title	**Project Estimate**											
1	Bike/Pedestrian Paths	$200,000		$0	$20,000		$10,000			$10,000			$10,000
2	Arbor Projects	$170,000				$20,000		$20,000			$10,000		
3	Lake Grant	$50,000		$0	$5,000		$5,000		$5,000			$5,000	
4	Holiday Lighting	$10,000		$0	$2,000		$2,000						
5	Trail Improvement	$20,000		$7,000									
Annual Totals:				$7,000	$27,000	$20,000	$17,000	$20,000	$5,000	$10,000	$10,000	$5,000	$10,000
Transfers From:													
Operating Account:				$28,294	$28,069	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Ending Balance:				$103,195	$104,264	$89,264	$77,264	$62,264	$62,264	$57,264	$52,264	$52,264	$47,264

Skyland Metropolitan District
350 Country Club Drive, Suite 112A
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Watering Regulations

The District has implemented Emergency Water Rates beginning June 1, 2026 through October 31, 2026.

All Water Used in Excess of the Units Base Allocation Will be Charged $15.00 per 1,000 Gallons.

With Drought conditions upon us, the Skyland Metropolitan District is asking all residents to closely monitor their water usage. The District is asking all residents to cut back on lawn irrigation in order to limit consumption and help keep the water tanks full for fire protection. If our water supply tanks become low, then the district may not be able to supply the water required for fire protection in our community.

The watering schedule will be based on your physical address. The day you water is based on the last digit of your address.

> Homes with **even-numbered addresses** will water on **even numbered dates**.
> Homes with **odd-numbered addresses** will water on **odd numbered dates**.

Watering is allowed between the hours of **5:00 am to 10:00 am** or **5:00 pm to 10:00 pm only**

***Please note the times have changed from previous years**

The District encourages water conservation and recommends you shut down your irrigation system during periods of rain this summer.

The priority for the use of domestic water in Skyland is as follows:

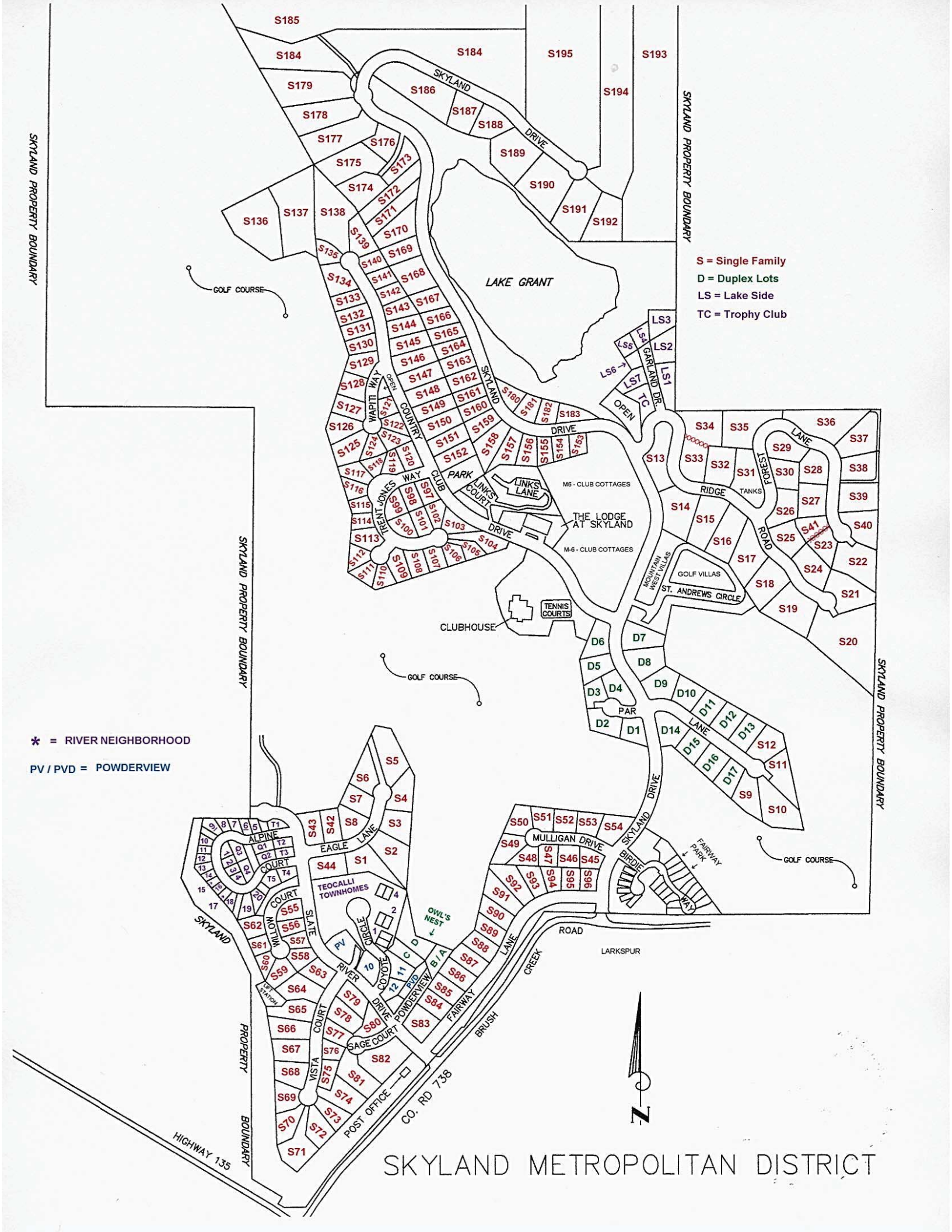
1. **Fire Protection**
2. **In home use**
3. **Tree irrigation**
4. **Flower irrigation**
5. **Lawn and Turf irrigation**

***Special Permits for Daily Watering of New Sod Will Not be Issued.**

*Please notify your property manager or landscape maintenance company to inform them of this modification.

WATER CONSERVATION POINTERS

1. When washing dishes by hand, don't let the water run while rinsing. Fill one sink with wash water and the other with rinse water.
2. Check your sprinkler system frequently and adjust sprinklers so only your lawn is watered and not the house, sidewalk or street.
3. Run your washing machine and dishwasher only when they are full; save 1000 gallons a month.
4. Keep a pitcher of water in the refrigerator instead of running the tap for cold drinks, so that every drop goes down you, not the drain.
5. Check your water meter and water bill to track your water usage.
6. Water during the early morning hours, when temperatures are cooler, to minimize evaporation.
7. Use a broom instead of a hose to clean your driveway and sidewalk and save up to 80 gallons.
8. Time your shower to keep it under 5 minutes; save up to 1000 gallons a month.
9. Water small areas of grass by hand to avoid waste.
10. Plug the bathtub before turning the water on and then adjust the temperature as the tub fills.
11. Install a rain shut-off device on automatic sprinklers to reduce unnecessary watering.
12. Choose water-efficient drip irrigation for your trees, shrubs and flowers. Watering roots is very effective; be careful not to over water.
13. Remember to check sprinkler system valves periodically for leaks and keep the heads in good shape.
14. Water deeply but less frequently to create healthier and stronger landscapes.
15. Make sure you know where your master water shut-off valve is located. This could save gallons of water damage to your home if a pipe were to burst.
16. Remember to weed your lawn and garden regularly. Weeds compete for water.
17. While fertilizers promote plant growth, they also increase water consumption. Apply the minimum amount of fertilizer needed.
18. Turn off the water while you brush your teeth; save 4 gallons a minute. That's 200 gallons a week for a family of four.
19. Install an instant water heater on your kitchen sink so you don't have to let the water run while it heats up. This will also reduce heating costs for your household.
20. Use a hose nozzle and turn off the water while you wash your car and save more than 100 gallons. Wash your car on the grass.
21. Report significant water losses from broken pipes, open hydrants and errant sprinklers to the Skyland Metropolitan District at (970) 349-7411.
22. If your grass is brown, it's not dead, it's just dormant. Dormant grass only needs to be watered every three weeks. When the rain begins, your grass will turn green again.
23. Listen for dripping faucets and toilets that flush themselves. Fixing a leak can save 500 gallons monthly.
24. Turn the water off while you shampoo your hair; save more than 50 gallons weekly.
25. Choose new water saving appliances; washing machines that save up to 20 gallons per load.
26. Aerate your lawn. Punch holes in your lawn about six inches apart so water will reach the roots rather than run off the surface.
27. Turn off the water while you shave and you can save more than 100 gallons a week.


S = Single Family
D = Duplex Lots
LS = Lake Side
TC = Trophy Club
* = RIVER NEIGHBORHOOD
PV / PVD = POWDERVIEW
LAKE GRANT
GOLF COURSE
SKYLAND PROPERTY BOUNDARY
SKYLAND DRIVE
DRIVE
LANE
WAY
COURT
CIRCLE
ROAD
PARK
M6 - CLUB COTTAGES
M-6 - CLUB COTTAGES
THE LODGE AT SKYLAND
LINKS LANE
LINKS COURT
TRENT JONES CLUB
GARLAND DR.
FOREST RIDGE
TANKS
MOUNTAIN WEST VILLAS
GOLF VILLAS
ST. ANDREWS CIRCLE
TENNIS COURTS
CLUBHOUSE
PAR
MULLIGAN DRIVE
FAIRWAY PARK
BIRDIE WAY
TEOCALLI TOWNHOMES
OWL'S NEST
ALPINE COURT
EAGLE LANE
WILLOW COURT
SLATE RIVER
COYOTE CREEK
POWDERVIEW DRIVE
SAGE COURT
VISTA COURT
LIFT STATION
FAIRWAY LANE
BRUSH CREEK ROAD
LARKSPUR
POST OFFICE
CO. RD 738
HIGHWAY 135
N
SKYLAND METROPOLITAN DISTRICT