

LAWSON HILL PROPERTY OWNERS CO.

138 Society Drive, Suite B
P.O. Box 3927
Telluride, Co 81435
970-728-5893

ANNUAL MEETING MINUTES THE LAWSON HILL PROPERTY OWNERS COMPANY WEDNESDAY, MAY 8, 2019 at the WILKINSON PUBLIC LIBRARY

Bill de Alva called the meeting to order at 5:15 PM

WELCOME: Bill introduced the current board. He explained that Jody Van Stratt had stepped down after 17 years of service on the Lawson Hill board and recommended that if anyone saw her, to say thank you.

1) PROOF OF NOTICE OF MEETING: Pam confirmed that notices were emailed for this May meeting March 25th and the packets for the annual meeting were emailed April 29th. Notices and Packets were sent via US Mail to those who do not have an email on file with the association. The notice and agenda were also posted at the Post Office in Lawson Hill. Those present confirmed receiving notice.

2) ROLL CALL: Board of Directors Present: Bill de Alva, Laura Ellison, Pamela Hall, Shane Jordan, Matt Kuzmich, alternate Dave Bulson

Members Present: Dan Dockray, Moe and Karen Bellerose, Sal and Jennifer Birrittella, Ashley Boling, Dylan Brooks, Dean Bubolo, Josh Butson, Mark Charles, Jerry Delozier, Joe Distefano, Sandra Dwight, Tom Farrell, Randy Fitzpatrick, Jean Frankenstein, Mike Gass, Chuck Glass, Michelle Haynes, Dennis Green, Barbel Hacke, Abby Hamblin, Rich Hamilton, Jessica Heady, Dustin and Bebe Hinde, Jackie Kennefick, Ryan Kusuno (Telecam), Dave Lefevre, Rex Lybrand, Vicki Phelps, Dean Rolley, Jake Spaulding, Blythe Sargent, Andy Shoff, Laura Colbert and John Wontrobski. Alpine Lumber, San Juan Specialties, Vyanet Property Group, Jon Foote, and Rhonda Muckerman submitted proxies.

3) READING AND APPROVAL OF THE MINUTES: Vicki Phelps made the motion to approve the minutes from the 2018 Annual Meeting as presented, Mark Charles seconded and the motion passed by the majority present.

4) BOARD ELECTION: There was no election. Bill de Alva and Matt Kuzmich ran unopposed. They begin new two-year terms.

5) NOXIOUS WEED PRESENTATION: Joe Distefano presented a PowerPoint with photos of the most common noxious weeds, and explained the best treatment practices for them. He has been hired to treat them in Lawson Hill. He said if anyone notices them in their yards they could call or email Joe and he would come by and identify them. If possible he is willing to treat them.

6) OLD BUSINESS: BOARD REPORT: Bill reported that in:

2018

We re-graded the trail from the Fire Access road to the Galloping Goose

We added the new climbing/ monkey bar structure to the playground

We drafted and adopted new Governance Policies and Procedures

We drafted and adopted the new Amended and Restated Bylaws

The Telluride Tire building and the building west of it were completed and we gained a new businesses.

The Intercept Park and Ride has been substantially completed.

Smart has increased bus service to Lawson Hill

2019

DRB approval was just granted for personal storage rental units behind Viking Rental. It will break ground this year.

We are working on a pedestrian plan and improvements to the sidewalk from the day care to Pine View court.

We are continuing to meet with SMPA and encouraging that more restoration take place along the Galloping Goose trail. The trail was disturbed after the underground power lines were installed in 2017.

Black Hill's energy will be replacing a 200-foot section of gas line in the fall of 2019. The trail will likely have some closures.

Yeti Bicycles is hosting " Their 18th Annual Tribe Gathering in Telluride" August 2-4. Lawson Hill will provide the site for the gathering to take place on the playing fields.

STBC at Lawson Hill are still working on neighborhood commercial for Lawson Hill. They have had a work session with the Town of Telluride and are requesting a percentage of their square feet to be used for neighborhood commercial.

SMVA/Genesee Properties has begun working through a Town of Telluride and San Miguel County process to develop the 19+-acre parcel around the sewer plant to include a site for the Medical Center, increased expansion to the sewer plant. In addition, they are asking for zoning for hotels, food and beverage, flex space, housing, light industrial. This property is adjacent to Lawson Hill.

Mountain School has purchased lot G and we continue to have work sessions as they work toward combining their lots and developing a parking plan.

Cold patching of the potholes has taken place and we will be crack sealing and injection spray patching the roads May or June 2019, subject to weather.

7) 2019 APPROVED BUDGET-FINANCIALS: The budget and Year End Financials were projected, explained and discussed.

8) OTHER:

Jerry Delosier asked about a Lawson Hill garage sale. Pam explained Julie McNair, as a volunteer, organized the last garage sale, which was held at STBC. She determined it was too much work to continue as an annual. Barbel said many years ago she organized a community event where folks just sold at their home, but advertised as a group. She would be willing to coordinate that type event again.

Rex Lybrand asked about the lighting at the Park and Ride. The owners are still concerned with the lights being too bright. He wondered whom he could complain to. Pam said the County Commissioners would have the ultimate say but soon SMART will take over the management of the parking lot. Pam also said that the County had turned them down that same day, and they should take a look and see if the reduced lighting is acceptable, and to let her know.

Michelle Haynes says she is worried that there is a lot of pressure from development and that Lawson Hill is an important asset for the region. She said it is important that we be proactive and not just reactive. She encouraged the community to get active.

Dave Bulson followed up with the fact that Lawson is often mentioned in meetings he attends as an co-equal to the other governments, even though we are a property owners company and not a town. We have valuable assets we can leverage.

Michelle Haynes said she thinks we should advertise our board positions at our post office and in the newspaper with the charge and compensation.

John Wontrobski said he feels we are mostly built out, what else do we see coming down the pike that might impact us. Bill said we are not quite built out; there is Lot L zoned for 29 units/40,000 square feet of live work. Lot E has 6 live work units/9000 sq. ft.; Lot C has 12 live work units/ 21,000 sq. ft.; the lot next to Conoco has 14,000 sq. ft. and Lot HI 30,000 sq. ft.

Laura said that we are actively looking at pedestrian circulation in the whole Lawson Hill community.

Barbel thinks we should expand on the idea of community and get to know our neighbors. She thought we could wear nametags with our address on for the picnic so we could meet our neighbors and place where they live in the development. There are many new neighbors.

9) ADJOURNMENT: Members moved to adjourn.