

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, January 9, 2020

The meeting was called to order at 8:30

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Laura Ellison, Shane Jordan, Matt Kuzmich, Pamela Hall, and Dave Bulson.

- 1) **MINUTES:** Reading and approval of the Draft October 30, 2019 BOD Meeting Minutes.

Motion: Matt made a motion to approve the minutes as drafted, Shane seconded and the motion passed.

2) **NEW BUSINESS:**

A. 2020 Dues:

Motion: Matt made a motion to approve maintaining the 2020 yearly dues assessment at the same level they have been. Shane seconded and the motion passed.

- B. **2020 Budget:** The board discussed the budget. Matt asked if there was any large costs coming up that would warrant raising the dues. Pam said the front entrance and the sidewalk improvements and drainage along Society Drive past the daycare would be the largest proposed expenditures. We already have adequate funds for those projects in reserve. It was noted we were still able to save money most years from the retail sales assessment for future reserve projects. Keeping dues flat requires a transfer from reserve income to the operational budget to cover those expenses. In 2019 the transfer from reserve to operating was \$112,984.87. The operational budget is not fully funded by the dues and requires a transfer from reserves to balance operation al budget each year. Pam explained she also added the stairs from Society Drive to the playing field, to the projected reserve expenditure list. She projected they should be considered for replacement in 2023. Dave thought we could consider removing the budget for the

front entrance this year. We could just budget for the design and not construction. The advantage to show it in the budget is to show the owners what this may cost and what we are considering spending money on. Laura said she liked that we show it where it is. The board decided it was consistent with how we have done it in the past and should remain as presented.

Motion: Laura made a motion to approve the budget as presented, Matt seconded and the motion passed.

- C. **Division of Labor:** Pam advised the board that Lawson Hill was the subject of an Audit of their financial records by the Division of Labor in November-December 2019. After submitting all of the required information requested, Lawson Hill was found to be compliant with the Colorado Employment Security Act.
- D. **IRS Resolution:** The board adopted the IRS resolution for the year ending December 31, 2019, as required by IRS Revenue Ruling 70-604.
- E. **Additional Auxiliary Square Footage for Residential 300 Series:** Pam explained the 200 series all have 300 square feet of auxiliary square footage in the matrix. This is generally considered to be unheated storage or boot room space. The 300 series only have 100 square feet allotted to them. The DRB discussed this at their last meeting and wondered if the County would approve the addition, which may help some owners to build storage to hide their extras and cleanup the neighborhood. This could only be built according to DRB guidelines and would need to meet setbacks and fire code. The board supported Pam submitting an application to SMC on behalf of the Lawson Hill 300 series owners.
- F. **Caribou Design – Beth Balis Front Entrance Proposal:** Laura questioned if we should consider soliciting additional proposals from Landscape Architects. Shane said there are not very many individuals who are qualified to do drawing like this in the area, and that Beth does the majority of landscape plans for all the landscapers. She seems to be the best. The board discussed Beth should add a charrette to the scope of work with the board, and attach the map depicting the area to be designed.

Motion: Shane made a motion to approve the proposal from Caribou Designs but have Beth include the charrette in the scope of work and attach the map that was provided to

her at the site walk. Bill seconded and the motion passed.

G. Annual Meeting Planning: The board discussed the agenda for the annual meeting and determined the dog issue should be discussed. Getting a draft policy to address impacts, that would include the dos and don'ts and explain the federal and State laws.

H. Nordic Link: Bill had an idea he wished to suggest to the Town of Telluride but wanted to discuss with the Lawson Hill board first. He wanted to suggest we consider allowing the ball field parking to be used for Nordic Ski parking, and then cut a track across the ball field to connect through the Genesee property to the underpass, and valley floor Nordic track. Laura questioned what the benefit would be to Lawson Hill since it is not our problem. Bill said he thought it was a benefit to owners in Lawson Hill. He also said he would stress that this would be a temporary solution until the Town can solve their trailhead parking. Dave said this is not our problem, and we need to open the conversation with Telluride. Pam said it would be great to get CDOT, and Telluride together to talk about solutions for Valley Floor access. Parking in the intercept lot is not really viable without safe pedestrian access. The board thought using the ball field parking might be a good temporary solution, but this is really town's problem, and they should solve it. Bill said he would like to propose this to the open space commission. They would still need to get agreements from Lawson Hill and Genesee.

3) OLD BUSINESS:

A. Survey Review- Policy: The board discussed the survey results, and determined it did not support submitting an application to San Miguel County to pursue removing the ban on dogs in the PUD. The board discussed getting a policy drafted before the annual meeting to address the impacts of the ESA in Lawson Hill. This may include, nuisance, barking, leash law, defecating and being with their disabled individual the majority of time.

B. Logo Design: The board reviewed the latest designs, and could not come to agreement on any one design. Laura suggested again that we do an online competition for designs, and offer \$100.00 to the best. Currently this seems like a good idea, we

would only lose \$100.00. This would at least give us some other options to consider and not all from the same person. The board was in agreement they liked simple, and something that could be cut in steel. Bill said he could tweak a few of the designs we have and send them back to the board. Dave suggested sending it to the owners and asking for additional designs or feedback along with photos for the web site.

- C. Reserve Projections:** The board discussed the reserve projections. They agreed the lifespan of the trash building should be changed to 40 years assuming that trash and recycle may be accomplished in a different manner using new technology. The board recommended changing the projected cost of replacement of the ball field stairs to \$50,000.00 anticipating these may be built with steel and concrete instead of landscape timbers as originally done. Dave questioned if we could give a time frame, and anticipated replacement/overlay for the roads. Laura said that this reserve projection was primarily to show the owners that we are aware of cost. The board was reluctant to put specific replacement dates down because this may make owners assume their road would be overlaid at a particular time. Bill thought a narrative explaining that the timing of replacement is unknown. Each year the roads are evaluated and work is done as required. We have had good success with the spray injection patching and the chip and seal. A well-maintained road can last indefinitely. Dave said he would like to see a percentage added, maybe 5% of overlay cost would be anticipated for maintenance.
- D. Telluride Mountain School Update:** Pam reported that she had received an email from Andy Shoff letting us know they had hired an architect, and had meetings scheduled starting mid January. They have also hired an appraiser to evaluate a land swap. They would like to meet with the board or a subcommittee in mid February.
- E. Plowing Policy – Review:** Dave said he asked to revisit this more for his personal understanding. He said his understanding is that there are four classes of roads, those that are platted as a separate parcel, and owned by the association. There are roads that are easements over individual lots, there are roads within sub associations, and then there are roads that have shared maintenance agreements that Lawson Hill is a party to. The liability over these easements was discussed. Dave said he could pull the plats and review the easement language and report back at the next meeting. He said Idarado has some similar roads and

may have some insight into how they handled the liability.

- F. Overflow Parking Lot Regulations:** Pam said the lot at the daycare and park is a 72-hour lot. It can be abused. Matt says he thinks 72 hour is adequate and any less would be awkward. The board agreed to keep it the same.

G. Updates:

Water Study: SGM sent the first preliminary chart of current uses and projected uses. This does not give us much more information than what we provided to them. It shows that with current zoning we would only use 38% of the allotted water at full build out. Dave said he would like to see specific use quantified. Pam said she would put together that list and send the to SGM.

Genesee Traffic Study: Dave said Genesee has received the report. The Lawson Hill board has not seen the results but Dave indicated the left turn out at the Highway from Society is failing. Within 20 years it will need to be addressed.

Wells 1 and 2: Pam said she had spoken with Eric from SGM about this, and he was familiar with the wells. He thought that they might be of value because of the location, and the fact that they could provide clean water. He thought the report SGM was doing in conjunction with the money we have already spent developing the other water right, may be enough for another extension.

Levi Silva, his wife and employee joined the meeting

- H. Other:** Levi Silva wanted to address the board regarding the illegal dumping of trash and recycle from a clients house that he did in December. He apologized for the error in judgment, and the way his staff left this. He wanted to show the board he was taking ownership of the situation. He said he was willing to pay, and wanted to make it right. The board clarified that business trash was not allowed if generated off site. Levi also felt it was inappropriate for George (our maintenance man) to reach out to his client in a threatening manner. Pam clarified that when George called the women whose name was on the trash, we had no idea this was Levi's client. All we knew was that we had a lot of trash from this women dumped here. Pam said going forward she would make these calls. Levi apologized and said to bill him for the dumpster and time. Levi also wanted to discuss the behavior of George. He said a few years back; George brought boxes that had not been broken down by his staff, back to his house. He caught this on his security camera. He said this was trespass and not appropriate. Pam said she had already asked George not to return unbroken

down cardboard to their owners. Levi left the meeting. The board discussed an appropriate fee, and penalty for this type of action. The board finally agreed that charging the actual cost of a 3 yard dumpster from Bruin, adding the labor it took to clean up the mess and then doubling it as the penalty. This should be enough of a deterrent to not have this happen again. The board discussed that an owner should not give out the combination to their employees. This facility is for owners and the trash generated within their home only. The board may consider adopting a new policy for home occupations.

- I. **Other:** Bill wanted to give Lawson Hill a heads up that Last Dollar subdivision is trying to pursue a connection to the waste water treatment plant. That however is unlikely so they are looking at another option to cross Genesee and Lawson Hill property to send the treated effluence to the sewer plant. If this is the case they will require an easement from Lawson Hill.

- 4) **Adjournment:** The board moved to adjourn