

LAWSON HILL PROPERTY OWNERS CO.

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

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, February 26th, 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) **WORKSESSION:** Design Charrette with Beth Bailis, Front Entrance
The board discussed the different options for the pedestrian path with Beth. We discussed the preferred route, concerns for safety and the visibility of the trail was contemplated. We talked about curb and gutter and surface for the sidewalk. We looked at lot lines and discussed the cross easement agreement. Beth suggested using a raised crosswalk from the intercept lot to the west side of Society Drive at the current crosswalk. We discussed grading and drainage. The board is concerned with snow removal as well. Beth said we also need an entry sign and way finding signs for parking and the ball fields. We also want lighting and to screen the transformer and utility boxes. Beth discussed the width of the path and which equipment may be best to remove snow. The area is very tight and a 7' path may not fit. We are not interested in large retaining walls because the cost will be excessive. Beth said she was going to see if she could fit a 7' path. The board discussed they may be able to find a few feet depending on where the road actually sits in relationship to the ROW. Dave suggested keeping any retaining walls at 3'. We asked Beth for a timeline, she said she would get started and have something after spring break.
- 2) **MINUTES:** Reading and approval of the Draft January 9th, 2019 BOD Meeting Minutes.

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

3) **OLD BUSINESS:**

- A. **SGM: Draft Water Study:** They have summarized the current use and projected use at full build out which would put us at approximately 40% of what was anticipated. However it is still not completely clear what other uses we could support with the allotted water. Dave suggested we get on a phone call with them and change the tables so it is clearer.

- B. Web Site Logo:** The board discussed how the site looked so far. They shared their thoughts on how to improve the site. What could be added and possibly reduced. They thought a map and business directory might be of interest. We could embed Google map link. Dave thought a calendar would be a good idea. Laura said remember, anything we add needs to be managed. Bill said with this new format he could manage it from his phone. Shane thought we should have a DRB tab that explains how the process works. Maybe some history of the Pandora relocates and how Lawson Hill was created might be interesting. They discussed rotating photos. The board liked the bus schedule to be at the top with easy access and linked to SMART so it was current. Also Bustang's schedule may be of interest. Also a link to the housing authority could make sense. Pam asked if Bill was going to give Gabby all of this feedback discussed and he said he would.
- C. Proposal TGI Comparison:** Pam wanted to share the only full bid she had received back for the pedestrian path. TGI estimated the cost of the path as either concrete or asphalt. Dave suggested that we hire David Ballode to oversee the construction and make sure it is built to plan. Bill questioned how much more it would cost to put down 4" of asphalt instead of 3". Pam said she would ask TGI for that estimate. After this meeting Pam reported back that the additional asphalt would be \$3,000.00. Via email the board moved to go forward with the TGI proposal with the addition of the 1" asphalt for a total cost of \$81,506.50 and to get this moving forward as soon as possible.
- D. Preconference Letter 300 Series:** Pam explained that this was auxiliary square footage that was unheated, per the matrix and land use code. It could fit under a deck but it is also additional footprint. If an owner could meet the fire code and setbacks, it could be a stand-alone structure. Dave said he could provide a map for the application. He has the cad file of the aerial survey Lawson Hill purchased.
- E. Draft Policy:** Dave questioned if we need a dog policy. He likes the memo but questioned if we really need a policy. Shane said we are satisfying the request of our homeowners to deal with this. Dave said he read the survey and only some of the owners wanted a policy. Pam said the direction at the last meeting was to draft a policy that dealt with the impacts of dogs here. That would include fines for barking or off leash. Bill thought we should do a summary and include the fact that we can fine owners for dogs that are a nuisance. Dave suggested we only send out the memorandum as drafted for the annual meeting and take feedback. The board agreed.
- F. Annual Meeting Planning:** The board discussed the agenda for the

annual meeting.

4) NEW BUSINESS:

A. Executive Session – Real Estate:

Laura made a motion to go into executive session, Bill seconded and the motion passed.

Laura made a motion to go out of executive session, Matt seconded and the motion passed.

5) ADJOURNMENT: The board moved to adjourn