

# LAWSON HILL PROPERTY OWNERS CO.

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## **MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, May 12, 2020**

The meeting was held via ZOOM and was called to order at 8:30AM

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

- 1) MINUTES:** Reading and approval of the Draft February 26, 2020, BOD Meeting Minutes.

**Motion:** Bill made a motion to approve the minutes as presented, Laura seconded, and the motion passed.

**MINUTES:** Reading and approval for posting draft annual meeting minutes to the Lawson Hill web site.

**Motion:** Matt made a motion to approve the draft minutes for posting as presented, Bill seconded, and the motion passed.

### **2) OLD BUSINESS:**

#### **A. Election of Officers:**

**Motion:** Shane made a motion to maintain the current seats, Bill de Alva, president, Laura Ellison, vice president, Shane Jordan treasurer and Matt Kuzmich secretary.

**Motion:** Bill made a motion to go into executive session to discuss real estate transaction, Laura seconded, and the motion passed.

**B. Executive Session, Real Estate:** The board asked Pam to summarize the discussion and draft a response to circulate for feedback and edits with the board and once approved send it.

**Motion:** Laura made a motion to come out of executive session, Bill seconded, and the motion passed.

- C. Town of Telluride Wastewater Treatment Plant:** The board considered the plan sent by Karen Guglielmone for removal of the island in the San Miguel River to improve their release. A portion of the island is on Lawson Hill open space. Pam said she was concerned that they may disturb existing tailings. This property was part of the remediation that took place in 2001-2002 and subject to the Three-Party agreement. The board agreed we need to be assured they plan to access this project from the north side of the river only and that they will not disturb the south shore. We also need to be indemnified from any liability in the event they disturb the tailings or any other unforeseen hazards or damage.
  
- D. Trail Improvements:** Pam outlined some trail work she would like to perform to improve sections of pedestrian and bike trails within Lawson Hill. The trail connector next to Davo's home which connects the Meadows trail to Evergreen. The section that connects lower Alexander to the Park and the section from Redtail to San Miguel Ridge.
  
- E. Other:** The board discussed the impacts Co-vid was having on our scheduling for sweeping, striping, patching and the pedestrian trail project. Due to Co-vid the annual picnic was canceled as well.

### 3) OLD BUSINESS:

- A. Web Site:** Bill said he shared the feedback from the last meeting with Gabby. Gabby indicated that creating a calendar may add additional work and therefore cost. Bill thinks he can add a google calendar for no cost verses using an app.

Bill said DRB can be added with content, history can be added with content. Shane asked who was providing this content. It was suggested maybe one of the folks who relocated from Pandora would want to take this on. Bill said he would reach out to Tom Farrell to see if he was interested in providing a written history. It has been a long-standing goal to revise the DRB guidelines and remove irrelevant info such as the R factor for insulation. The DRB does not review that. Shane said he would spearhead that effort. Bill said we could post what we have even though it is outdated. He asked if Pam had word copies of the current DRB guidelines.

Pam commented the logo's position on the page felt cramped. Bill said we should look at the web site from different devices. He noted the

menu disappeared on his phone. We discussed the tabs for family count and number of business needs to be updated. The board discussed how to create a business directory. Bill said it could be taken off the Google map. Laura suggested there be an online submittal form if people want to be listed.

At the annual meeting, Lee Taylor suggested an online dog complaint form be created so it could be submitted at any time of day.

The dog policy on our current web site is outdated and may need to include FHA as well as ADA.

We discussed the current photos are not great, Pam suggested finding a professional photographer such as Ryan Bonneau. Matt said he could contact him.

**B. Dogs- Draft Policy:** Matt said we need to create a policy and complaint form as soon as possible. He also said he would like to create a task force of homeowners. Laura said she would work with Pam to review what was provided by the attorney and propose a draft policy for the board to review and adopt.

**C. Annual Meeting Recap:**

- a. **Registered Vehicles on Lot HI:** At the Annual Meeting Doug Geissler brought up the fact that all the vehicles did not have current registration tags. Since then Pam has looked at the license plates and found a few were not registered. She said she would reach out to these owners and make sure they update their registrations. Pam said she has established rules that you may not store items outside the vehicle, and they must be in good repair, meaning no flat tires. Bill said he was not interested in licensing his construction trailer and reminded the board he had once had DRB approval to place it on his lot with a chain link fence and screen cloth. Pam said the board at that time had decided to accommodate Bill on Lot HI rather than have the visual impacts of placing it on his lot. After a brief debate the board determined they wished to grandfather him in as an existing tenant, and to avoid the possibility of him placing the trailer on his lot.
- b. **Fiber Optic:** Bill said he could check with his contact Jim Soukup who has been working to connect the Mountain Village to see what he may know about this.

c. **Speeding:** Jen Birrittella shared her concern at the Annual Meeting that crossing Society Drive at Evergreen was dangerous. The board does not feel it is an appropriate place for a crosswalk. They acknowledged cars speed through there and it is very difficult to slow the drivers down. Everyone drives faster than ever. The speed dips help some. Possibly a “slow down children playing” sign may help.

d. **Three way stop at Alexander and Society Drive:** The board discussed that there was no obvious place to put a stop sign that was not dangerous or in the way. The board decided that was not a good option.

**D. SGM Final:** The board found this final document to be what was ordered and expected. It will be set aside for a future application to the town once the Co-vid restrictions settle and meeting are back to normal.

4) **ADJOURNMENT:** Matt moved to adjourn, Shane seconded, and the motion passed.