

LAWSON HILL PROPERTY OWNERS CO.

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

DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, July 15, 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 May 12, 2020, BOD Meeting Minutes.

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

2) **OLD BUSINESS:**

- A. **Pedestrian Sidewalk Preliminary Plan:** The board reviewed the preliminary plan. They discussed a raised crosswalk at the intercept lot. There was a desire to slow traffic without causing damage to low riding vehicles, or to create issues for semi's and snowplows. The board felt comfortable to move on to the next step.
- B. **Draft Dog Policy:** The board discussed the draft policy. It is intended to educate all the owners in Lawson Hill of the rules surrounding ESA dogs. There was a discussion about creating a separate committee to review complaints and levy fines. Laura said it may be difficult to fill all the seats on a committee with levelheaded individuals willing to do the task. Laura said it might be best to adopt the policy now and work toward coming up with a process to hear complaints by the next meeting. Laura explained that we need to establish a simple complaint form on the web site that can be easily submitted. Pam was directed to make the edits discussed at the meeting and then send it back to the board for a final review before it gets signed and emailed to all owners.

Motion: Matt made a motion to adopt the policy as amended, Bill seconded, and the motion passed.

- C. Web Site Update:** Bill shared his screen on Zoom to display the new web site. Bill pointed out that the links to the business addresses could be made more obvious. We still have not found a writer to draft the history and story of Lawson Hill. We will continue to explore options. The site is looking very good. It was decided to post the DRB info now and not wait for an update those documents.
- D. Due Diligence Wells 1 and 2:** Pam reported the application for diligence and an extension to the conditional water rights for Wells 1 and 2 has been submitted.
- E. Other:** Pam reported she had heard from TGI and they plan to start the pedestrian path and drainage soon.

3) OLD BUSINESS:

- A. Fiber Optic:** Pam said she reached out to Clearnetworx to explore the possibility of their expanding fiber optic into Lawson Hill. Doug said he would put together some numbers to see if it would be worth it for them to consider this.
- B. Owners Request for Consideration:**
 - 1. Outside Ping Pong Table for Park:** Pam said Dawn Davis asked the board to consider adding a ping pong table to the park as a shared interactive game. The board was open to this and more research about cost and the site will be explored.
 - 2. Cell Service Complaint:** Pam said she had received an email from Baerbel asking if the board could do something to help with the bad cell service in Lawson Hill. Shane said he has the same issue and knows his neighbors have the same problem. He supported the POC write a blanket letter to the service providers from the Lawson Hill explaining the issues here. Matt said you can work with a service provider to work with your specific phone and reconnect to the towers.
 - 3. ESA in the neighborhood:** Sofiya and Ignacio Aedo joined the meeting. They wanted to discuss the bad treatment they have received from some owners in Lawson Hill toward them for having a dog. They would like to reach out to other ESA owners to maybe consider having each ESA dog wear a tag

stating they are approved to be in Lawson Hill. Bill said a tag would probably be too small to be effective, maybe a leash or vest but Lawson Hill cannot require that, it would need to be voluntary. Sofiya said she wanted to clarify a statement Pam made yesterday, she wanted to confirm the ESA dog is for Sofiya only and her whole family cannot participate in walking the dog without her. Bill confirmed that this is how the policy reads. Matt said we have followed the guidance of our attorney. Sofiya wanted to know how to explore the impacts on wildlife and the current data on that. Bill said the issue of protecting the wildlife was a requirement for Lawson Hill to be approved. He said although that may be of interest, it alone would make no difference because the PUD and Declarations would need to be amended.

Bill thanked them for attending and sharing their thoughts and to look for the email with the new draft policy that would explain the process and restrictions on ESA dogs in Lawson Hill. He agreed we would include a request to be neighborly toward these dog owners with this mailing.

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