

## LAWSON HILL PROPERTY OWNERS CO.

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### **MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, January 31, 2019**

The meeting was called to order at 8:40AM

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

- 1) **MINUTES:** Reading and approval of the Draft December 20, 2018 BOD Meeting Minutes.

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

- 2) **BUDGET:** Pam went over the budget with the board line by line. She explained what costs are attributed to the specific line items. She said that some lines were easy to predict but that some were just unknown somewhat based on what projects we choose to take on. The revenue from dues is exact where as the RETA and RSA may vary year to year. We also looked at the balance sheet. The board discussed moving \$500,000.00 from the cash balance into the Restricted Reserve Fund. That would leave approximately \$280,000.00 or approximately one year of expenses in an operations account. The board wanted to go into executive session to discuss management without Pam present. Pam left the meeting.

**Motion:** Laura made a motion to go into executive session, Matt seconded and the motion passed.

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

**Motion:** Jody made a motion to approve the budget as presented with the addition of moving the \$500,000.00 from operational to restricted reserve. Bill seconded and the motion passed.

Pam returned to the meeting.

### 3) OLD BUSINESS:

**A. Review SMPA Notice of Default Response:** The board considered the as built drawing and amendment to the easement SMPA sent. Bill questioned if this as built should also specifically locate the above ground boxes. The board concluded that we should ask Tom to modify the amendment to the easement with language that would clarify that any above ground facilities would require board approval prior to installation. An application for approval would include the dimensions, the location and the proposed screening. The above ground boxes that were installed were not approved by Lawson Hill. Tom Kennedy's email to SMPA prior to the easement being granted specifically asked if anything was going to be above ground, and SMPA said no. The board also considered Jeremy Fox's statement that he anticipated Black Hill's Energy has a plan to excavate a trench to lay a new gas line. The board agreed to hold off on approving the as built or amendment to the easement as presented. Pam said she would speak with Kennedy after a written response is received from SMPA. She would clarify that if Black Hill's does want to do new work along the trail, what type agreement would be necessary to provide assurances that either Black Hill's would take over the restoration or SMPA would still be responsible. She would also ask Tom about modifying the proposed amendment to protect Lawson Hill in the future by clarifying that specific approvals are necessary before above ground facilities may be installed.

**B. Front Entrance, Side Walk and Drainage Surveying:** Bill said he would reach out to Tom Clark to see if he would be able to work with the point cloud information he has. We had wanted to use the surveyor in Lawson Hill but it has not been fruitful. Bill would like to re-fly the front entrance and other pedestrian areas in the spring but would move forward contacting Tom Clark about the sidewalk and drainage from the daycare to Pine View.

**C. TMS Fence, Lights, Skateboard Ramp, and County Update:** Mountain School was notified they were in violation of a few items that had never been submitted to DRB for approval. In an effort to come into compliance they have submitted for approval for a new fence to replace the chain link, approval for the skateboard ramp and a plan to remove the lights. The board was hoping to group these with the parking plan submittal but the Mountain School would like to move forward with the fencing this spring. Pam will resend to the DRB board for comment.

**D. Other:** The board discussed the lighting at the intercept lot because they have heard complaints about how bright it appears. Pam said she complained once to Nina and the lights are on a dimmer and they have been turned down. The board has not made a formal complaint in writing. Pam said she would try to get some specifics from the County about the current lumens and light schedule.

**E. Other:** Pam explained that she had a request for two RETA exemptions from the owner of a Hunter Gulch unit that was purchased through a unique situation where they bought out a lien from the Hunter Gulch HOA. They then redeemed the unit for additional monies over the lien amount. The second one is because they transferred the properties between corporations with presumably no exchange of funds. Pam said she had given these to Tom Kennedy to review because they were both not ordinary exemptions.

**4) NEW BUSINESS:**

**A. Annual Meeting Planning:** The board reviewed the draft agenda and what would be discussed. Matt thought he could reach out to the new District Forest ranger to speak at the annual meeting. Jody and Bill's board seats are up, Jody has stated she is not running again. Pam asked if Matt wanted to run for the new open regular seat. He said yes.

**5) ADJOURNMENT:** Laura made a motion to adjourn, Jody seconded and the motion passed.