

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, July 17, 2019

The meeting was called to order at 8:30

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

1. MINUTES: Reading and Approval of the Draft May 29, 2019 Meeting Minutes

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

2. DISCUSSION:

A. Steps for amending the utility connection agreement: Pam and Laura reported that they had met with more of the town council members individually, and found general support for additional uses in Lawson Hill. Most were still interested in quantifying the need for water and sewer used. Bill said he was confident the calculations from the original utility agreement would be sufficient to accommodate a change to more neighborhood commercial uses. Dave said that approaching the town with a complete packet to support our proposal would be smart. Laura said some businesses will just not be viable, and a free market will drive those businesses that are viable. The board should not try to allocate these uses to individual lots. She felt we should not choose which lot gets which neighborhood uses. The success of a business would be based on the free market practices and business plan.

The board discussed retaining a water consultant to analyze our current uses of water and sewer, and project maximum consumption upon build out. The parameters of a study might include current uses for residential and commercial and the projected uses after full build out for both residential and commercial. Dave said he would draft a scope of work that he would copy to the board for comment before sending it out to water consulting firms.

B. Board thoughts about May 29th work session with TMS: The board wanted to circle back to discuss the work session and the items that were brought up at the last meeting. Dave and Bill both feel the current lot line configuration does not make efficient development of either the school lots or

Lot HI, and if we could work together it could benefit both parties. As a follow up to the May 29th work session the board agreed to send a letter to TMS and restate the two options that were discussed. We should make it clear as neighbors we are not accepting the proposal to back cars into San Miguel River Drive with the shared drive.

Option 1, TMS comes forward with a new plan to solve the schools parking and contain all their parking within Lot G without backing into San Miguel River Drive.

Option 2: TMS and Lawson Hill come to an agreement to exchange square footage and zoning rights associated with TMS property for portions of Lot HI land. This exchange would allow a parking plan utilizing back out parking because it would be contained within the Schools property lines. Dave suggested giving them a specific time frame to respond because they still are non compliant with the parking for the school and this non-compliance has dragged on for too long.

C. Galloping Goose Connector Trail: Pam showed the location of an animal trail turned pedestrian trail that cuts through Lot 316. It is not a designated trail and Lawson Hill has no obligation to replace the trail but it is used by many residents in the neighborhood and is clearly a community benefit. Pam is recommending that we consider moving the encroaching trail onto open space Tract 509. Matt thought we should do a site walk to determine the best re-alignment once the construction on 316 is done.

D. Web Site Design: Pam said she spoke with Cormac and he was not interested in doing Web Site design any more, but did recommend Gabby with Chair 8 Design. Bill said it was important to convert to Word Press so the site can be accessed and managed from the Lawson Hill office. Matt said he knows Gabby and would reach out to her for an estimate to freshen up the aesthetics of our existing site and convert to Word Press.

- 3. NEW BUSINESS: Appointment to DRB open seat and alternate:** Pam said that Noah Sheedy had been confirmed via email by the BOD to the open DRB seat, subject to a formal approval at this board of director meeting. In addition she received emails with interest in serving on the DRB from Dustin Hinde and Banks Brown. Bill de Alva said with this new interest, he would like to resign from the DRB. Shane made a motion to appoint Noah Sheedy and Banks Brown to regular seats and Dustin Hinde to the alternate seat conditioned on giving the remaining DRB board members an opportunity to weigh in on the decision. Matt seconded and the motion passed.

At the next DRB meeting the sitting Design Review Board can choose their chair and vice chair.

4. OLD BUSINESS:

A. Pedestrian Path Plan: The board considered the plan that David Ballode completed for the pedestrian path. Dave said he does not like the drainage being directed onto Lawson Hill open space. He feels like it would be better to do nothing with the path/sidewalk at the entrance to SMR and not create a ditch to drain the San Miguel Ridge parking lot onto open space.

It was recommended San Miguel Ridge come up with a plan to re-grade their lot, and maybe design a concrete drain pan to direct the water to the Society Drive ditch. Pam was directed to ask David Ballode to add a note to move the boulder along Society Dr. uphill to narrow the curb cut at the path/driveway east of San Miguel Ridge, to restrict and narrow the vehicular access.

B. Aerial Survey Update: Bill showed the board a few sections from the new aerial survey. Dave said the topography lines were accurate to within 4" anywhere he checked. He compared these against his ground controls. The board discussed how the association would hold this file, and who might have access. It was determined if an owner in Lawson wanted the specifics for their parcel it could be clipped from the file and released to an owner. We would need a disclaimer to protect ourselves from incorrect information.

C. Other: Bill proposed that Lawson Hill retain an independent traffic engineer to analyze the current traffic, and projected traffic due to the ever-growing congestion at the roundabout. Some of this data may already be available. Genesee has been studying their own project and proposed increase they may add to traffic but they have not studied how Lawson Hill's traffic at Society Drive and Hwy. 145. Bill asked if the maximum capacity of the existing roundabout was known? The board thought CDOT must already have this information. Laura felt there should be a specific triggering event to warrant doing this study. Matt thought there should be some forward thinking, and a traffic study would make sense to help us make a plan. Bill wanted to include Last Dollar and have them make a contribution to the cost of a study. The rest of the members thought if we were to have a study done, the information should be private, and not shared until we are prepared to do so. A traffic study would compile existing traffic counts, and it would be supplemented by new traffic counts. We would need to give them guidance on best times to compile this information. It is unclear how much of the delays are currently being caused by the construction of the passing lanes on Keystone. The board agreed to put this back on the next agenda for further discussion.

5. ADJOURNMENT: Bill made a motion to adjourn, Laura seconded and the motion passed.