

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, May 29, 2019

8:30 Site Visit: Lot G Lawson Hill - Telluride Mountain School

The meeting was called to order at 9:10

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

Andy Shoff, Scott Strand and Dean Bubalo were in attendance representing Telluride Mountain School.

1) WORK SESSION: Telluride Mountain School

The board discussed the draft plan-parking plan for Lot G that Scott Strand presented. This is the same draft plan that was discussed at the March BOD meeting. The board raised concerns that relocating the bus stop could affect how it is currently used for the general public and for events such as Bluegrass, who use it in the current location for shuttling the campers into the town park. This may be more convenient for the Mountain School but it may present a problem for where the bus parks in relationship to the stop sign and be less convenient for the general public and event shuttles.

A portion of the sidewalk they show is located on Lot HI and then finishes in the right of way. The board wants to make sure that this would not interfere with the possible construction of a round about, and the pedestrian sidewalks that were designed into that area plan.

The board reiterated they are not in favor of cars backing out onto San Miguel River Drive. The impacts to the development of Lot HI could be significant with heavy vehicular parent traffic. The board suggested that they make a plan that fits all the parking within Lot G and use their internal drives for the cars to back out onto.

Bill brought up the concept of trading the western portion (wedge) of Lot HI, for an unidentified amount of the square footage that Lot G and F-2, and the industrial uses associated with it and possibly converting the School lots to public use. Bill said that the board has concerns about losing all of the industrial zoning on 3 Lots to a School, which is more similar in nature to a public use. With the additional square feet we could possibly recover some of that loss on Lot HI. The advantage to Mountain School would be that the road would no longer be shared with HI in that section, but become an internal road to the school. The back out parking would then be within their lot and not have the same impact on Lot HI. Pam said we would need to make sure the additional square footage and the required parking could physically fit on Lot HI. Laura said we had not

discussed this as a board, and we should discuss it internally first and determine if it was desirable. Bill recommended Scott and Andy speak with their board to see if there would be interest in trading a portion of the un-built square footage and the industrial zoning associated with the G, F1 and F2 Lots for the land. The Lawson Hill board agreed it might be worth exploring.

Scott thought this was good direction, but he did not know how the Mountain School board would react to trading square footage and zoning uses for land.

Andy Shoff, Scott Strand, and Dean Bubalo left the meeting.

2) MINUTES:

A. Reading and Approval of the Draft March 21, 2019 BOD Meeting Minutes.

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

B. Reading and Approval of the Draft May 8, 2019 BOD Meeting Minutes.

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

C. Reading and approval of the draft May 8th Annual Meeting Minutes for posting on the web site.

Motion: Laura made a motion to approve the draft minutes as presented for posting on the Lawson Hill web site, Matt seconded and the motion passed.

3) DISCUSSION: Meeting Conduct, Notices, and how Vacancies are advertised and filled.

Dave Bulson asked to have this discussion put on the agenda. The board debated some of his ideas about noticing, using Roberts Rules of order to conduct meetings, and how to be friendlier and more inviting when reaching out to fill vacancies. In the end it was decided that Dave would take a stab at writing a friendly request to all the owners asking them to consider filling the vacant seat on the DRB. This would then be circulated for board comment before being sent. Discussion will continue at a later date.

Dustin and Bebe Hinde were in attendance as owners of Lot 314-4

4) WORK SESSION: Lot 314-4 Elk Meadows

Pam explained how square footage and density had been calculated in the Matrix and according to the County LUC. Bebe and Dustin's home has two units of density and is zoned for 900 square feet plus 100 square feet unheated auxiliary. They would like to add an additional 400 square feet. Pam had done a site visit and believes it would fit on their lot and still maintain all the required setbacks. Historically if you wanted to change density or square footage you needed to find an owner who had extra they were not planning to use, and then transfer it within the PUD. It was suggested they try to find an

owner with 1 unit of density and 400 square feet they were willing to sell.

5) OLD BUSINESS:

- A. Update Neighborhood Commercial:** Laura said that she and Pam had met with Town of Telluride mayor Sean Murphy to discuss our interest in amending the water connection agreement by removing some of the restrictions on allowing neighborhood commercial, updating the original agreement to be more of a utility agreement and removing obsolete language. The idea is to meet with the Mayor and all of the town council members to assess their willingness to consider revising this agreement and the recommended process.
Discussion began about how we could proceed and the concept of getting Tom Kennedy to start working on an amendment was considered.

Motion: Bill made a motion that we engage Tom Kennedy to work on amending the water connection agreement, Matt seconded and the motion passed.

- 6) ADJOURNMENT:** Shane made a motion to adjourn, Matt seconded and the motion passed.