

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, October 30, 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.

Mike Gass and Jenni Ward were present for worksession

- 1. WORKSESSION: Telluride School District,** Mike said he was leaving the district in June and was in the process of corralling the assets owned by the District for the school board. He asked to meet with our board as part of a fact - finding mission to help him understand the holdings in Lawson Hill. He described the history as he could determine based on the documents in his file. They own the 4-plex located on Lot S-2 and the Rascals Daycare Lot S-1. He said the daycare was moved from the school campus to the Lawson Hill site in the 90's. There is also a joint 50/50% ownership of the Lot 501A park parcel with the district and Lawson Hill POC. Lawson Hill and the district have a joint development agreement recorded in 2009. Mike is trying to determine what opportunities, if any might be available to the district with this parcel. He wondered if there was an appetite to split the ownership in 501A and change the zoning on half to allow housing, underground parking, maybe a shared use facility and community room. Mike asked what the board thought about dividing the open space parcel in two. Bill said in his opinion it depended on what happened on the second half. Mike said they were primarily here to reach out and see what options there may be to develop Lot 501A an open space parcel for school uses. The Lawson Hill board would need to contemplate any proposal brought forward.

Mike and Jenni left the meeting.

- 2. MINUTES: Reading and Approval of the Draft September 5, 2019 Meeting Minutes**

MOTION: Laura made a motion to approve the minutes, Bill seconded and the motion passed.

3. NEW BUSINESS:

- A. Proposal Orten, Cavanagh and Holmes PC:** This is a proposal specifically for the drafting of a defensible policy for reasonable accommodations for “Emotional Support and Service Dogs”. Matt said he has been hearing a lot of feedback from those with and without ESA (dogs). He really likes the idea of hiring an attorney from out of town because it will help to deflect the response. The board debated how to get an outline of questions we want addressed by the attorney regarding what is legally required or denied as a reasonable accommodation.
- Bill said he has read multiple web sites with some of this information, and would provide those links to the board to review. The board members said they would submit questions to Pam to compile so they could be relayed to the attorney. The board agreed it would be best to compile a list of questions and have the attorney respond to them before we begin drafting a policy. Knowing what is legally required, and the strictest defensible “reasonable accommodations” prior to a special meeting would help the board to answer questions about what can, or cannot be considered. It may help to respond to comments from those who do not understand that we cannot totally deny Emotional Support, or Service dogs in our Community.
- Laura thought it would be a good idea to have the attorney either in person or on speakerphone for the special meeting. The board confirmed it would be best to have this information in hand before a meeting with owners is scheduled.
- Dave suggested we have a survey with a question sent to all our owners to see if our long-standing “No Dog” rule in the PUD and the Declarations is still supported by the majority. This may give the board a more accurate response than just the email request for comment. Some board members felt we had not heard from the vast majority yet.

MOTION: Bill made a motion to engage Orten, Cavanagh and Holmes on an hourly basis, specifically to read our background governing documents related to dogs, and provide guidance on what we can and cannot do with regard to ESA restrictions, and we will follow up with more specific questions, Matt seconded and the motion passed.

- B. SGM Proposal:** Bill said he thought the proposal looked reasonable

with the caveat that we confirm the records for the water and sewer use is available. It was agreed Bill would reach out to Karen Gugliemone to inquire if Lawson Hill could acquire the necessary use calculations for water, and the associated sewer for the association to share with SGM.

MOTION: Bill made a motion to approve the SGM proposal subject to confirming the water use information is readily available, Shane seconded and the motion passed.

C. Pedestrian Bike Trail Planning-Front Entrance: Dave Bulson provided a large map of Society Drive from the front entrance to just passed Cindy Bread. Upon review there were questions about the cross easements at the entrance, and the access easement off Society Drive into the Genesee parcel south of the river. Dave said he would look into the cross easement and the CDOT right of way. We discussed the connection that Genesee is considering improving. The County trail has an easement over the Genesee lot. Pam said the front entrance is probably the first priority. We all agreed the existing crosswalk is in the correct area. Bill suggested we consider curb and gutter from the front entrance. The board also discussed how to expand bike trails that may get the young bicyclists off the road. They also discussed a raised walk north of STBC. The board members considered finding a landscape designer, who will help us make a plan for lighting, a new sign, curb and gutter, rocks, plantings and irrigation. Shane said he would like him and Dave to reach out to Beth Balis to see if she had interest in this project. Dave said he would update the maps and get them to Pam to note the irrigation on the map.

4. OLD BUSINESS:

A. Encroachment Agreement: Carver - Eckman, The board discussed the encroachment agreement and exhibit.

Motion: Shane made a motion to approve the encroachment agreement, Matt seconded and the motion passed.

B. Water Rights Wells 1 and 2: Pam said she included the information

from the water decree, the attorney and the water engineer. The board is not familiar with water law and do not have a clear understanding of what should or could be done to preserve the right, or if it has value to Lawson Hill to do so. We all agreed we could use additional expert advice. Dave is willing to send SGM this information if the board is willing to authorize funding a few hours of time to have them review and give us their opinion. The board concurred this would be helpful and were willing to pay for the time to do a cursory review and give us their professional opinion.

- C. SMPA Update:** The board reviewed the correspondence received and are still waiting for a formal plan that will address the number of plants, type of plant, size of plants, warranty and replacement of the plants should they fail and possible a watering plan in the event of a draught.
- D. Genesee Traffic Study:** Dave Bulson said he has received some preliminary numbers for the traffic count conducted by Genesee within Lawson Hill. He described them as raw numbers. Generally speaking they look at peak times. The count was done August 28, 29, and 30th. It was a busy time just before Labor Day weekend, the public school was open but the mountain school was not. The peak counts were between 7:15-8:15 and 4:30 -5:15 and hit 500 vehicle trips through the interception with Hwy. 145. Dave said Approximately 80% was attributable to the Conoco. They had cameras at the front entrance, and just past the Conoco, the third camera failed. He is waiting to receive all the data. Dave questioned if the current configuration at the entrance meets the current need?
- E. TMS – Update:** The board thought it was great to have a response from the school and to see there was some progress toward hiring a planning firm. The board also shared their concerns that this was still moving slowly.
- F. Logo Discussion:** The board viewed all the logos that have been presented to date. Laura thought they should say Property Owners Company. Bill said it may be fine for a letterhead but it was too long and wordy for a sign. The board circled back to the two simplest squiggle designs, number 5 and number 25. The direction the board conveyed for Gabby was to consider that we are a community first and the hub/ keystone of the region. #5 black was the preferred color, maybe a few other font options to consider, possibly all caps but large L and H and to add a rooftop, skyline or blocks that represent us as a community. On # 25 flip the image so the font is on the left but the mountain drops lower to left.
- G. Preliminary Reserve Study Information:** Pam explained that the

numbers supplied for the roads are in today's numbers. It is broken down by square footage for each road. In addition numbers were supplied for the other capital assets. Bill suggested we get this into a spreadsheet with footnotes. Laura suggested a time line would add to its value so if there were two large items out 50 years we should stagger them.

- H. Other:** Dave Bulson wanted to revisit the policy for road maintenance on access easements that are not specifically roads so he could understand how this is.
- I. ADJOURNMENT:** Bill made a motion to adjourn, Matt seconded and the motion passed.