

# LAWSON HILL PROPERTY OWNERS CO.

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## **MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, September 5, 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. WORKSESSION: SMART, Dave Averill, Executive Director**

Dave provided an update to the board on the services SMART currently offers, and what they are looking at for future expansion of service. Their goal is to provide a transportation system that is user friendly, will help eliminate congestion on the roads, with increased ridership, and reduction of green house gases. SMART has hired a consultant to develop a “Strategic Operating Plan”. They are looking at the possibility of linking Lawson Hill to the Mountain Village with bus service. He asked for input from the LH board. Would a few commuter busses work maybe morning and evening only, geared toward workers? They would ultimately want to increase service to Lawson Hill, and fill out the schedule with service possibly every hour. The schedule would be more similar to the off-season service when the Gondola is shut down. Dave said he would like to offer year round consistency, and not change the schedule during off-season. He also has an interest in increasing the use of the County Park and Ride lot for intercepting commuters. For that to be successful, they need to have bus service to take them from the lot to where they want to go on a regular, predictable basis. Shane also brought up the problem with the School district not offering a service to bring the kids and their skis to town during ski PE. This is not actually the job of SMART but Shane thought he would point out the need in the chance the busses might add ski racks. Dave said they were considering the ski racks. Dave is also interested in serving Ophir on the Rico route that already exists, but the road in is too long. It would only work if they could develop an intercept-parking lot near the entrance. Dave also said that he is planning to meet with Tom Kennedy to discuss service to the future Medical Center on the Genesee property.

Dave left the meeting.

## **2. MINUTES: Reading and Approval of the Draft July 17, 2019 Meeting Minutes**

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

## **3. OLD BUSINESS:**

**A. Letter to Mountain School:** The board approved the draft letter to send to Mountain School.

**B. Side Walk and Drainage Plan:** Pam explained a few options for the San Miguel Ridge entry per her discussions with David Ballode. After discussing the options the board had three suggestions. Direct David Ballode to modify the final drawing to use a ramp to lower the grade of the sidewalk in that area. Reduce the entrance to 24'. Matt said they should narrow it from the uphill side. Leave the v-pan on the house side of the sidewalk to keep the gravel from Homers driveway from covering the sidewalk. Use good size boulders to restrict the entry area, it will be much more visible and blend with the existing boulders along the trail.

**C. SMPA:** The board reviewed the email and proposal from Jeremy Fox with SMPA. The board decided it was not appropriate to plant cottonwoods and that we tell them what we want. The transformer boxes are intrusive and now the addition of the red flags has made them even more visible. It was discussed that native shrubs and grasses were the most likely to survive. The board decided that a total of 5 -5 gallon native shrubs (such as mountain mahogany, potentilla, rabbit brush, four wing salt bush, or sage) and 10) 5-gallon native grasses (such as Arizona fescue, feather reed, Galleta grass, Sandburg blue grass, western wheat grass, prairie June grass) for each of the three transformers. A grass and shrub that will grow tall to hide each transformer be planted to mitigate the visual impact of the transformers.

**D. RFP for Water and Sewer Study-Update:** Dave said he sent the RFP to four entities but only SGM has replied briefly to show interest. He said he sent them to Resource Engineering, SEH, URS, and SGM. Dave said he would make a few phone calls and see if he can rattle a response from the others.

**E. Traffic Counts:** Dave said they completed the counts and that information should be available in a month or two.

#### 4. NEW BUSINESS:

- A. Web Site Agreement: The board discussed the two proposals received and decided to work with the local company.

**Motion:** Shane made a motion to approve the web site re-do proposal from Chair 8, Matt seconded and the motion passed.

- B. County Dog Exception: Pam said the County has updated their process for granting exceptions to the PUD no dog rule, for disabled individuals. They have new application forms and there will be an annual renewal. It was suggested that Lawson Hill consider their internal policies that are defensible as a reasonable accommodation under the FHA rules. There have been a significant number of new ESA dogs approved and this fact has added additional stress to other families who do not have disabled individuals in their household. The children do not understand why some families can have a dog and others cannot. Pam said it would be best to consider restrictions on these dogs so as not to upset the neighbors. We may wish to restrict them from our trails; restrict them from the park, from walking them on the roads and requiring the disabled individual to be the primary attendant to the dog at all times, except in extreme cases.
- C. Eckman Encroachment Agreement: David was approved by the DRB for his deck remodel after he was already under construction. As a condition of the approval he was directed to secure an encroachment agreement for his landing that is located in the ROW. Pam asked what would be required from David to allow him to move forward. Bill said he could provide a clip from the aerial for the board to show what existed prior to demolition. The board discussed this and determined David should provide an exhibit acceptable to the board, delineating the encroachment that is in the ROW.
- D. Pedestrian/Bike Trail Planning-Front Entrance Connection: Dave Bulson said he would like to work on this internally first with the board before bringing in a consultant. He said he would bring a blow up map to our next meeting with lot lines so we could start looking at alignments for a pedestrian access from the front entrance, along STBC and the connector's trails to the Genesee project.
- E. Hinde's asked for a letter of support to be written on their behalf to allow them to move one unit of Density and 500' of allowed building square footage to their property from another property within Lawson Hill. The board agreed they were in support.

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