

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT ANNUAL MEETING MINUTES THE LAWSON HILL PROPERTY OWNERS COMPANY THURSDAY, MARCH 12, 2020 at the WILKINSON PUBLIC LIBRARY

Bill de Alva called the meeting to order at 5:15 PM

WELCOME: Bill introduced the current board. He explained that Shane Jordan was absent.

1) PROOF OF NOTICE OF MEETING: Pam confirmed that notices were emailed for this March 12th meeting on January 21, 2020 and the packets for the annual meeting were emailed March 3rd. Notices and Packets were sent via US Mail to those who do not have an email on file with the association. The notice and agenda were also posted at the Post Office in Lawson Hill. Those present confirmed receiving notice.

2) ROLL CALL: Board of Directors Present: Bill de Alva, Laura Ellison, Pamela Hall, Matt Kuzmich, and alternate Dave Bulson (Shane Jordan was absent)

Members Present: Katrina and Gary Aumiller, Sal and Jennifer Birrittella, Ashley Boling, Dean Bubolo, Mark Charles, Kimberly Galler-Collins, Dori Shapiro Crowe, Heather Curtis, Jerry Delozier, , Mike and Joan Doherty, Jim Dolan, Cindy Carver, Sandra Dwight, Jon Foote, Chuck Glass, Michelle Haynes, Doug Geissler, Bob and Penelope Gleason, Karen Gugliemone, Barbel Hacke, Rich Hamilton, Drew Harringtone, Jessica Heady, Jackie and Mark Kennefick, Ryan Kusuno (Telecam), Herb and Marie McCloskey, Brian Miller, Kathleen Morgan, Lee and Billy Taylor, Ryan Righetti, Blythe Sargent, Andy Shoff , Jake Spaulding, Dave Steck.

Proxies: Alpine Lumber, San Juan Specialties, Society Turn Business Center, Brittany Hinde, Alex Rollinson, Julie McNair, Banks Brown, Linda Lyon, Aldasoro, Matt Miles, Vyanet Property Group, Karen Marshall, Telluride Ski and Golf, and Amy Markwell submitted proxies.

3) READING AND APPROVAL OF THE MINUTES: Ashley Boling, made the motion to approve the minutes from the 2019 Annual Meeting as presented, Karen Gugliemone seconded and the motion passed by the majority present.

While Pam ran to copy additional ballots for the owners a few new residents introduced themselves. Bart (David) Steck along with his wife Charlene and their new born moved in just before Christmas, Katrina and Gary Aumiller closed and moved into Lawson Hill in August and Ryan Markey introduced himself, he has a home under contract and will close in May. They were warmly welcomed to the community.

4) OLD BUSINESS – BOARD REPORT:

- A. **FINANCIALS:** The board discussed the approved budget. Michelle Haynes wanted to bring it to every ones attention that there is currently an engineering plan being designed for an underpass from Mountain Village to Lawson Hill at the Fire Access Road and questioned if we had budgeted money toward it. The answer was no, we budget year-to-year and only for operations within Lawson Hill. Jerry Delosier asked if the budget for road paving included grinding up existing asphalt to reduce the cost. Bill said unless the equipment was already in the region it would be unlikely that the mobilization for that equipment would be realistic. Pam continued to explain where the revenue comes from in the budget including, dues, retail sales assessment, leases on Lot HI, and RETA collected on new home sales.
- B. **PEDESTRIAN PATH:** Bill projected a map of the front entrance for discussion. He said we had just contracted with Beth Balis to design a path from the intercept lot (stairs to ball field) to the front entrance and underpass. Someone asked about putting in secure bike storage at the front entrance so you could tow your kid trailer to the entrance, lock your bike and walk through the underpass to ski on the valley Floor. Someone else asked about stairs over the large berm at the back of the intercept but Bill explained it was not safe to cross Highway 145 at that point. Rich Hamilton said they were still talking with San Miguel Valley Corp. about a temporary trail along the berm to access the underpass and trails. Dave Bulson said he works for San Miguel Valley Corp. and he thinks they would be amenable to a temporary trail but eventually they have plans to develop that parcel. He said it would require getting a legal temporary easement. Karen Gugliemone said that the Town of Telluride was working on a river restoration project on the east side of the Highway so that whole section where the trails go currently will be better. That whole area will be changing.
- C. **SIDEWALK:** Bill said we were making improvements this summer from the Daycare to Pine View. The walking surface will be asphalt and concrete at the entrances and access points. The drainage will also be improved.
- D. **WEB SITE:** Bill explained that we were working to update the website to be easy to manage from anywhere and easier to look. It is our goal to retain the function of the current site.

E. MEMORANDUM ON DOGS: Bill said we hired an attorney with expertise in the ADA and FHA rules to help us understand what we can and cannot do. Bill turned it over to Laura who was on the phone conversation with the attorney. She said Lawson Hill originated as a No Dog community and now that ESA are allowed there has been many concerns voiced by owners. We have heard suggestions from both sides of the issue but State and Federal laws regulate and limit us. Bill said we might have more control if dogs as pets were allowed verses restrictions on ESA dogs. Laura said enforcement of these restrictions would still be a problem.

Drew Harrington asked how many complaints it would take to trigger rescinding an exception. We still have not adopted rules and regulations that clarify that process.

Michelle Haynes asked if there was a fee for the process. No there is not and we are not allowed to charge a fee.

Dean Bubalo said the board should step forward and establish rules and regulations, and get them out there so everyone knows. There are many folks here who want stronger rules. Drew said he wants the board to step up and establish strict rules. It is not fair to the baby deer that have historically been born in our back yards.

Dave Bulson said our hands are tied; we may have stronger rules if dog were unilaterally allowed. Laura said enforcement would still be a problem with any rules and regulations adopted.

Barbel Hacke asked what the process was to get qualified and wondered how many ESA dogs are now qualified. Pam said 12 are currently living in Lawson Hill.

Lee Taylor said we could add dog complaint forms to the new web site that could be submitted online instead of feeling the need to call someone at 3:00AM.

Jessica Heady asked if we could speak to the real estate community and ask them not to say “oh its okay to buy in Lawson Hill you just get a support documentation for your dog”. She said the board should communicate with the real estate community that there are standards and individuals should not violate state law by misrepresenting themselves which demeans the quality of legitimate service animals.

Jake said he thinks we should put it to a vote because he is embarrassed to tell his friends they cant have their dog jump out of the truck when they are visiting him. He is not a dog police. Bill said the board has discussed that, but it is a slippery slope because all of the complaints come from the residential area yet the declarations would allow all owners to vote. Pam said all of the dogs in Lawson Hill have qualified under the FHA, which allows for a reasonable accommodation to live in a home. These exceptions are not applicable to the commercial district. Some one mused that there are no fences in Lawson Hill because of the wildlife, so would this mean we would need fences. Dean asked what is the next step. Bill said we would take

all these comments and discuss them at our next board meeting. Jessica Heady said she does not understand why in a community that understands the impacts to wildlife and degradation of our planet why we would even consider changing a law put in place to protect the wildlife, just so you can have a dog.

- F. 300 Series Lot increase for Accessory Structures: Pam explained the rationale for applying to San Miguel County for an increase in accessory square footage. We want to encourage individuals to build storage either in a shed or under decks. The 200 series currently have 300 square feet but the 300 series only has 100 sq. ft. Pam explained even if approved it would need to be approved by DRB, meet building code, set backs and fire code.

5) OTHER: Bart Steck asked if we were looking into fiber optic for Lawson Hill. The answer is no but we may be interested. It was suggested a committee of interested owners could be formed. That received a laugh. Bill said his neighbor is working on this for Mountain Village and he would ask him about the cost and process. Dave said he has it across the street, which was provided from Clear network, and it is better. Lawson could look into this. Lee Taylor said maybe the POC could form a district to pay for the installation and bill the homeowners directly and then own the infrastructure. He thinks there may be Community Development Grants available. Jerry said this sounds like a directive to the board to pursue. Bill said we read you loud and clear and we can explore this. I think it is a great idea. We will do some investigating.

Doug thinks the intersection at Society Turn and Alexander should be a three way stop. He also feels that the lot where the campers are allowed to lease on Lot HI should be required to keep the vehicles registered. Long-term dead vehicle storage was not the intent or a benefit to Lawson Hill. Anyone with the privilege to rent one of those spaces should have a registered vehicle.

Jenny would like safer passage across Society Drive from Evergreen, possibly a cross walk or at least the little green man sign, warning people to slow down.

Composting was discussed and some owners agreed they would do some research and report back. Lawson Hill is reluctant unless there is an entity that will pick it up on a regular basis. It is too labor intensive for Lawson Hill to process the compost our selves. Michelle said the Village faces the same obstacles and is looking into the small kitchen size electric units as a solution.

Barbel wanted feedback on the Community Yard sale she organized. It appeared well received. Barbel said it was a lot of work to organize but she was willing to do it again. She thought it was great.

6) ADJOURNMENT: Jenny made a motion to adjourn, Laura seconded and the motion passed.

Pam reported that due to Covid-19 virus, the library is closing tomorrow.