

LAWSON HILL PROPERTY OWNERS CO.

138 Society Drive, Suite B
P.O. Box 3927
Telluride, CO 81435
970-728-5893
970-728-3413 (fax)

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, October 29th, 2008

This meeting was called to order at 9:10AM

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Bill Ellison, Julie McNair, and Pamela Hall.

1) **Reading and approval of Minutes:** Julie made a motion to approve the minutes as presented, Bill Ellison seconded and the motion passed.

2) **Old Business:**

A. Underpass Update, Lawson Hill Trail Connection: Kari was not able to attend the meeting. Pam gave a quick update that the County has been awarded additional grant money and plans to move forward with the underpass this spring. The board discussed the trail connection within Lawson Hill and their desire to keep the costs and width to a minimum. Bill de Alva rides the Goose often; he finds he is able to ride safely in the right of way on the North and West side of the road. Some additional grading may be all that is necessary in some parts to improve the trail.

B. Lot 501A: The board discussed the Telluride District's response from Mary Rubadeau to our letter to the district asking for permission to move forward with planning for park improvements on the jointly owned park on Lot 501A. The board directed Pam to have Tom Kennedy draft an agreement between the District and the Lawson Hill Owners Co.

C. Update on Hub Master Plan: Pam gave a brief update that all the parties have committed to Phase Two, the traffic study was in the process of being drafted but there had not been any meetings since this phase has begun. It is anticipated that we will be hearing from the consultants soon.

D. Update Playing Field Irrigation/ Top Dressing: Pam reported that the irrigation had been installed and was just being completed this day. We will not be able to test it until spring when we turn back on the irrigation system. Pam spoke with Rick Herrington from the Telluride Park and explained how they top dress and how often. They are not interested in providing this service for the Lawson fields. He did suggest reaching out to the golf course to see if they could be hired to use their top dresser.

E. Update Elk Meadows: Bill de Alva and Pam reported on the meeting they had with Elk Meadows representatives and Doug Tueller, their legal council. The road in Elk Meadows may not have been purchased by the owners as a common entity but instead was platted as a separate parcel. This probably means that Telecam or Eric Flora never transitioned the ownership to anyone. Doug's letter states that Elk Meadows would like the help of the LHPOC to determine who has title, clean up the details and prepare a transition document and take ownership of the roads in Elk Meadows including maintenance and replacement obligations. At this time Lawson Hill has maintained the Elk Meadows section of the access roads with plowing, sanding, striping, crack sealing and ditch work. The precedent for Lawson Hill to be responsible for maintenance and replacement costs of the major roads and most access easements roads that serve individual lots has been established.

During the meeting with Mr. Tueller it came to light that the sewer system was anticipated to be owned and operated by the Elk Meadows Owners per language included on the "Subdivision Improvement Agreement" map. Bill Ellison clarified that Doug's letter was not requiring a commitment from the LH Owner's to participate in the mud slide. The board determined this was not the case. However there are additional items they would like help solving but these have not been discussed in detail and the board is not ready to commit to help without more information. Pam stated she had a conflict of interest because she still owns Lot 316 and would abstain from voting. Bill de Alva stated that we should proceed with a response to Doug Tueller confirming that Lawson Hill POC will help Elk Meadows determine current ownership, the process necessary to transition ownership and the intent to accept the roads in Elk Meadows. The board agreed.

3) New Business:

A. Request for Trail Easement - Nature Conservancy: Peter Mueller was in attendance.

Peter discussed the materials that had been provided to the board for review and in addition brought drawing of the suspension bridge and the upper bridge design. He clarified that the Nature Conservancy had succeeded in purchasing the Keystone Gorge property and he has been authorized to spend additional time designing and acquiring the funds necessary to complete a loop trail on the Gorge which will include replacement and improvements to the two bridges necessary to complete the trail. The Nature conservancy does not intend to hold the property in perpetuity but intends to transfer ownership and maintenance responsibilities to San Miguel County once the trail is complete and the conservation language drafted. The board has been asked to approve their intent to provide a trail easement on parts of open space land owned by the Lawson Hill POC necessary to complete the loop, to write a letter of support for grant writing purposes and to consider a financial contribution.

Bill de Alva asked about the possibilities of the hydro easement being developed in the future. Peter said if the natural qualities of the river were not compromised it may be considered to include a paragraph in the conservation easement to allow such a use. The board believes the trail would be an asset to the residential and business owners within Lawson Hill and they would whole heartedly support the Nature Conservancy's efforts to preserve the parcel and develop the trail.

Motion: Bill Ellison made a motion to approve the Nature Conservancy's request subject to all submitted verbal and written representations.

1. Commit to our intention to grant an easement for the proposed loop trail where it crosses Lawson Hill open space. Once the trail is built it would be surveyed and the easement area defined. It is understood that the trail would be maintenance for public use by San Miguel County and financed through the existing mill levy. The easement language will include a provision that no dogs be allowed on this trail in support of the existing LH PUD and LH Declaration's which excludes them and the final language will be subject to review and approval by the LH BOD.

2. Write a letter of Support for the trail grant application to the Colorado State Parks – Trails Program by the Nature Conservancy expressing LH active participation through past funding of the bike path for \$10,000.00, through development and maintenance of connection trails within Lawson Hill and our commitment to fund, build and maintain a trail connection from the proposed underpass to the Galloping Goose Trail which provides access to the Keystone Gorge loop trail.

3. Contribute \$1000.00 to the Nature Conservancy efforts to complete the loop trail, therefore showing our support and willingness to partner in the regional trail system. Lawson Hill will also offer the use of the playing field for no charge, for camping to the Nature Conservancy for three days when the Outdoor for Colorado group arrives to work on the trail (providing this occurs at a time when the fields are not already leased). LH will help to inform LH residents and business owners of the opportunity to participate along with Outdoor Colorado to perform work on the trail.

Bill de Alva wished to encourage the Nature Conservancy to include a door be left open in the easement language allowing the possibility of a hydro electric capability if it was found to be possible to develop it in a manner which would retain the natural flows and qualities of the river.

Julie seconded and the motion passed.

B. 2009 Goals and Capital Improvements: Pam explained that she had begun working on the budget for next year. It would include improvements to the Lot 501A Park and the Trail Connection from the underpass to the stairs by the playing field and intercept lot pedestrian crossing. We could also consider additional traffic calming aspects such as a raised sidewalk or speed dip near Cindy Bread or an additional speed flashing light. She asked the board to consider any other items they may want included and bring them to the next meeting.

C. New Addressing Requirements: Pam updated the board on San Miguel County's plan to require all addresses to conform to a new address numbering sign with reflective numbers. The County anticipates getting to Lawson Hill in March or April.

D. Other: Mountain School has decided that they would like to expand the area of approved fencing along the North side of their parking lot to include part of lot F-2 and

a two part gate at the entrance which would contain the children's play area. They had been given approval for a much smaller fenced area at the LH DRB meeting for all green chain linked fencing that would match the existing fencing on the upper playground. They now want to use galvanized vertical poles and green chain link in between. The Mountain School began to install the fencing without Lawson Hill or San Miguel County approval, presumably due to Kristin from KSLA ordering the fencing prior to obtaining approvals. Mountain School has not moved forward with submitting a new parking plan for Lot G to replace the required 26 parking spaces per the Lawson Hill matrix. They still intend to eliminate the spaces by fencing in the parking for use as a play ground, therefore it has been discussed with Pam that Lawson Hill consider leasing the school 20 spaces on Lot- HI as a temporary solution until the end of the 2008/2009 school year allowing them time to submit a completed plan for semi-permanent replacement of the required parking spaces.

Motion: Julie made a motion to 1) approve the galvanized and green chain link fencing as a temporary solution for no more than five years and subject to further Lawson Hill review. 2) Authorize a lease for 20 parking spaces on Lot HI to be drafted for a term from November 1st to June 15th along the South side of the San Miguel River Drive on the western portion of Lot HI that is not already leased. The lease amount would be for \$50.00 per month per space but Lawson Hill would donate 50% of the lease to the Telluride Mountain School as a tax deductible contribution to help the school come into compliance with the parking requirements. The lease would require them to snow plow, mark and manage the parking. Bill de Alva seconded and the motion passed.

4) Financials: The board reviewed the bank statements.

Pam made a motion to go into executive session to discuss a legal update and the deed restriction agreement. Julie seconded and the motion passed.

5) Executive Session: Legal Update and Deed Restriction Agreement

Pam made a motion to come out of executive session, Julie seconded and the motion passed.

6) Adjournment: Bill de Alva made a motion to adjourn, Julie seconded and the motion passed.