

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Monday, June 16th, 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, Pamela Hall, and Jody Van Stratt.

Eric and Allison Wolfe, Anton Viditz Ward, Patti Childers and Colleen Trout were in attendance

1) Old Business:

A. Mud Slide Elk Meadows

1. Buckhorn Geotech Proposal:

Members of the Elk meadows HOA located in Lawson Hill updated the board on the mudslide. They had had an estimate from Buckhorn Geotech to draft a comprehensive plan. The estimate was \$50,000.00 just for the plan and it was unknown how much it would cost to execute the plan. Due to this enormous cost and a lack of funds, the group also had Buckhorn estimate the most minimal plan that could be accomplished with volunteer labor to stabilize the soil prior to monsoon season. This estimate was \$1200.00-\$1500.00. The Elk Meadows home owners were asking Lawson Hill to help them by paying for this initial plan. The board wanted to discuss this further amongst themselves. The board agreed they would let them know what decision the board made by the end of the day.

2. Update Elk Meadows HOA

Members updated the board on the process they have undertaken to reinstate their owners association. Although it had been incorporated with the State when they were developed the owners had inadvertently let it lapse. They have a responsibility to keep it active per their declarations. They advised us that they are having an as-built survey map drawn and plan to get the Elk Meadows HOA reestablished.

Eric and Allison Wolfe, Anton Viditz Ward, and Patti Childers left the meeting

2) Greenhouse Update

Bill de Alva updated Colleen on her request to have a written response to a memo sent to the Board regarding the Greenhouse Proposal. He stated that he had just sent a draft to the board for review and as soon as it was approved it would be sent to her.

3) Reading and Approval of Minutes: Julie made a motion to approve the minutes from the April 28th, 2008 BOD as presented, Jody seconded and the motion passed.

4) Continuation of Old Business:

B. Insurance Claim: Pam updated the board on her success in filing a claim for the electric pedestal and all the controls attached which had been demolished by a motor vehicle collision. The parts have all been ordered and it is in the process of being rebuilt.

C. Hub Update

Bill Ellison updated the board that they had presented the conceptual plan at the Intergovernmental Meeting June 2. It was the day the valley Floor ruling came down and therefore the members were slightly distracted. It was left that the next step would be to have a work session with the Town of Telluride to see if they were willing to amend the utility connection agreement for the change from Light Industrial zoning to neighborhood commercial uses. If the work session is positive, the next step would be to hold a special meeting for the Lawson Hill Owners and ask their opinions and take input. We sent a letter already to the LH owners advising them that we were participating in the Hub Master Planning Committee and would hold a special meeting this summer.

D. Trash Building

Pam updated the board on the status of the Trash building. The survey was off by 6', when this was discovered it became apparent that the building could be expanded. We had been asked to accommodate composting at the trash facility by owners who had been aware that the New Community Coalition had secured grant funding for a composting piece of equipment for Sun Rise recycling. The building has been re-drawn and re-engineered to expand the size by 12 feet in the back and increase the height by 5' feet in the front.

Bill Ellison made a motion to move forward with the plan for the new trash and recycle building as presented. To accept the change order costs for the additional 300 square feet. That the loft be priced as an "add on" unless it is critical to the engineered structure of the building. Julie seconded and the motion passed unanimously.

Elk Meadows Drainage Continued

Julie made a motion to allocate up to \$1500.00 to fund the "down and dirty" remediation plan proposed by Judy Kittson of Buckhorn for the Elk meadows slide area. The board wants it to be clear that by funding this plan it is not their desire or intent to imply future support, funding, liability or endorsement of what the plan states. Bill Ellison seconded and the motion passed.

5) New Business:

A. Planning Lot 501A: The board discussed what approach might be taken to get input on planning for any park improvements for 501A. It was decided that due to the fact that Lawson Hill only owns a 50% undivided interest in the Lot the first step is to meet with representatives of the School District and ask for permission to go ahead with park improvement plans. If approved a letter would be sent to all owners asking for input and to form an advisory committee of owners. These participants would be solicited through a mailing sent to all owners.

B. Web Site Discussion: The board confirmed their desire to post all future agendas and approved board meetings on the web site.

6) Financials: Pam suggested we move \$95,000.00 from the money market into a CD at West Star Bank to take advantage of a better interest rate. The board agreed.

Colleen left the meeting

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

7) Executive Session: Legal Update

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

8) Adjournment: Bill Ellison made a motion to adjourn, Julie seconded and the motion passed.