

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, September 16th, 2008

This meeting was called to order at 9:08AM

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

1)

Stephan, from Four Seasons Landscaping was present.

2) **Old Business:**

A. Playing Field Irrigation: Stephan updated the board on the condition of the Skunk Creek intake for the irrigation system and the improvements that took place there this spring. He reported that the water is running clean and the pressure reducer valve has been repaired and is working. The irrigation heads and the lines on the playing field have large quantities of residual gravel caught in the system. He explained that the current heads are no longer manufactured and that many of the lines were assembled originally with piping that was not compatible and the glue does not bond them together, so there are often leaks in the mainline. Stephan went over the two options. A new system will only require 30 heads vs. 80 and there fore as maintenance went forward the number of heads to be worked on would be far less. Stephan also recommends top dressing with top soil and reseeding the fields to help establish the turf and to improve the fields ability to retain water. Pam was directed to get a price for that work to be done and determine the best time of year to proceed with the work because it could interfere with use of the fields.

Motion: Bill Ellison made a motion to accept the proposal to replace the entire system with new heads and new lines for the bid price of \$15,310.20 and to move forward with it this fall so the field has time to recover. Bill de Alva seconded and the motion passed.

B. Spruce Bud Worm Update: Pam let the BOD know that there was a meeting scheduled for representatives from the towns, county and owners associations to meet with the forest service Friday September 19 at 3:00PM.

C. V pan for the East Entrance of Society Turn: The board agreed to move forward with this v pan after Pam clarifies the work necessary to clean the ditch on the West end of the STBC.

D. Elk Meadows Update: Pam discussed the letters that had been sent from Doug Tueller to Eric Flora and Mike Rozycki and from the Elk Meadows HOA to Bill de Alva as president of the LH Board requesting representatives from the LH board to meet with members of their association and their attorney Doug Tueller to specifically discuss the history of the sewer system. It was agreed that we would be happy to meet

with Mr. Tueller and the Elk Meadows representatives. Bill de Alva agreed to email Patti Childers with that information.

Pam also updated the board on the fact that the Elk Meadows owners have had the eyebrow cut above the slide. They still have concerns that the slide and water is exasperated by irrigation water from West Meadows. The board was also copied with the latest letter from Buckhorn Geotech to the Elk Meadows association with recommendations for additional work. Ginny recommended we get a legal opinion as to how our association could or should deal with any requests for any additional monies requested by Elk Meadows in the future with regards to the slide area.

E. Update Lot 501A: Pam updated the board on the meeting with Kurt Sugars; he was unaware that the School District was a partner with us on the Lawson Hill Park located on Lot 501A. It was agreed Pam would write a letter to Mary Rubadeau with a copy of the Quit Claim deed from Telecam to the School District requesting permission and or participation in planning park improvements.

F. Trash/Recycle: Pam gave an update on the Trash building construction. She advised that additional details became apparent upon completion of the main structure including, painting the garage doors and man door, painting the interior for ease of cleanup, landscaping/re-vegetating, paving the front, steel to be added around the garage doors to protect the edges from damage and drainage.

G. Hub Master Plan Update: Update on Hub Master Plan: Bill Ellison gave a brief update on the meetings that have taken place already.

3) New Business: Bill Ellison and Ginny Gordon abstained from voting on this item.

A. Hub Lot Phase Two MOU: The MOU was presented to the board for approval. All the other parties involved in the planning process have approved the MOU and the additional funding except for the LHPOC. The board discussed their interest to continue to inform the LH owners of the planning process through posting of information on the web site. They also discussed the possibility of posting questions and answers on the web site next to the Hub power point that may arise.

Motion: Julie made a motion to approve Phase Two Hub Master Plan MOU and the financial contribution of up to \$6200.00. Bill de Alva seconded and the motion passed.

B. Penalty for Late Assessments: Pam asked to consider the possibility of adding penalties for Business owners that fail to pay their sales tax assessment on time. It was suggested that research be done to determine if we have the authority to add a penalty. It was also discussed if the Landlord needs to copy the LHPOC with contacts for all tenants and the possibility of adding a business license or registration so that we can have contact information for all businesses within Lawson Hill.

4) Financials: Pam suggested we diversify our reserve holdings at U.S. Bank so as not to have more than \$100,000.00 in any one bank. The board agreed. She also said she was having new conversations with Alpine Bank and ASAP regarding the programs they

are able to offer Owners Association such as direct payments for owners to pay dues.

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

5) Executive Session: Legal Update

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

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