

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, December 10, 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, Jody van Stratt, Ginny Gordon and Pamela Hall.

1) **Reading and approval of Minutes:** Julie made a motion to approve the minutes with the typos noted at the meeting changed, Bill Ellison seconded and the motion passed.

2) **New Business:** Jay Goodwin was not present for his requested agenda item

A. Parking: Pam explained that some units in Lawson Hill but particularly the triplex on Alexander Overlook were built with only one parking space for each unit on their property. This has led to cars parking on the road during the winter months. They have been noticed that there is no parking allowed in the road and it appears to have improved.

B. Rentals: Pam is working with the housing authority to add parameters to the rental application, for rental leases within Lawson Hill. The goal would be to reduce the number of unrelated people qualified for a single rental property and set a lease term respectful of an owner occupied neighborhood.

C. Annual Meeting Date: Pam was able to reserve the library program room for Thursday, March 19th from 4-8 PM. The board approved the date.

3) **Old Business:**

A. Parking Lot Agreement: The parking lot agreement for Lot O, M, N, and S-1 was discussed.

B. Lot 501 A, Agreement: The board had some concerns with language in the draft agreement and continued the discussion to the next BOD meeting.

C. Update Hub Master Plan: Bill Ellison gave a brief update on the status of the Hub Master plan. He is anticipating that a final version of the traffic report will be ready by the next Hub Meeting Scheduled for Monday January 5th with the consultants and participants.

Rebecca White and Eric Wolfe, representatives of the Elk Meadows Owners Ass., were present for the following update.

D. Elk Meadows Update: The board reviewed a draft resolution for the possible transfer of the Society Drive Extension in Elk Meadows to the Lawson Hill Property Owners Co. It was sent back to the attorney for an additional condition.

E. Parking Lease: Pam updated the board that the lease for the Mountain School parking was changed from 20 spaces to 26 spaces so that their entire parking requirement for Lot F-1, per the matrix, could be accommodated in one lease.

F: Other: The lease for Lot HI terminates March 31st of 2008 and Lawson Hill's options were discussed.

4) 2009 Budget Discussions: The board discussed the economic forecast and recommended reducing projected revenue for both the retail sales assessment and the RETA. The board discussed the dues for 2009. Currently they cover about ½ the operational budget. Pam proposed a 15% increase in the draft operational budget. Bill Ellison made a motion to approve a 15% increase, Julie seconded and discussion followed. Bill Ellison removed his motion. Julie made a motion to increase dues by 5%, Pam seconded and the motion failed with Bill E., Bill de Alva and Jody van Stratt voting against.

Motion: Bill de Alva made a motion to keep the dues the same for 2009, Bill Ellison seconded and the motion passed with Pam and Julie in opposition.

The budgets would be reworked and brought back for discussion and approval at the January BOD meeting scheduled for January 7, 2009.

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