

# LAWSON HILL PROPERTY OWNERS CO.

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## **DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, March 17, 2009**

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 BOD Minutes:**

**Motion:** Julie made a motion to approve the February 17, 2009, Jody seconded and the motion passed.

Joanna Stallsmith was present for this item.

### **2) Annual Meeting Planning:**

**A. Financials:** Joanna Stallsmith met with the board to review the power point she had completed showing the consolidated budget, balance sheet and pie charts. The board wanted to make it clear to the owners' that they were making a concerted effort to be fiscally responsible and to restrict funds for future infrastructure replacement. The board approved the presentation. The board also acknowledged the economic times and the need to keep an eye on the retail sales assessments and compare them to the projections for the year. The budget may need to be revisited during the year if revenue falls short.

Joanna left the meeting and Jay Goodwin joined the meeting.

**3) Short Term Rentals, Dogs and Enforcement:** Jay requested that the board discuss with him the associations authority to enforce dog rules and short term rentals in Lawson Hill. The board discussed different scenarios that could occur with these issues and possible actions. Currently Pam responds to dog complaints by neighbors; she either phones or sends a letter to the accused violator. She has talked to the County about rentals on numerous occasions and has asked them to keep her up to date with contact information for tenants approved by them. The board felt strongly that rentals need to be handled by the SMC housing authority because they have the authority to qualify tenants. At this time Pam follows up on dog complaints by sending letters and makes phone calls to owners who have been accused of having dogs on their property. The board also felt that they needed clarification from Tom Kennedy to understand the legal process and authority the board may have to enforce the no dogs rule through civil process.

Bill Ellison made a motion to go into executive session, Bill de Alva seconded and the motion passed.

**4) Executive Session:** Legal Update – Deed Restriction Agreement – Wesson Mediation

Jody made a motion to come out of executive session, Bill Ellison seconded and the motion passed.

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