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LAWSON HILL PROPERTY OWNERS CO.

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ANNUAL MEETING MINUTES OF THE LAWSON HILL PROPERTY OWNERS COMPANY THURSDAY, MARCH 19, 2009 at the WILKINSON PUBLIC LIBRARY

Jody Van Stratt gave a brief welcome and introduced the Board of Directors.

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Bill de Alva called the meeting to order at 5:25 PM

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1) **ROLL CALL:** Members present were Jody Van Stratt, Pamela Hall, Bill de Alva, Bill Ellison, Julie McNair, Dylan Brooks, Cormac Bourke, Alpine Lumber (Karl Wagner), Elizabeth Burke, Mark Charles, Kari Distefano, Jerry Delozier, Maggie and Jack Eagleton, Stephanie Fanos (STBC and Lot C), Karen Gugliemone, Chuck Glass, Corina Gordon, Pamela Frenz, Mary Duffy Henzie, Colleen Trout, Ingrid Lundahl, Linda Levin, Marie and Herb McCloskey, Abby and Brad Hamblin, Carol Lee, Lee Taylor, Eric Robinson, Dori Shapiro, John Wontrobski, Kathleen Erie (TMS), Clay and Nicki Skinner, Eric Wolff, Gary Wright, Proxies were submitted by Barbel Hacke, Kim Spaulding, David Volz, TMVOA, and Kathy Green (STBC)

Presenters present were Tom Kennedy, John Young and Joanna Stallsmith

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2) **PROOF OF NOTICE OF MEETING:** The meeting was noticed to all property owners via U.S. Post Office, January 28th, 2009. The meeting date and location were also posted at the Post Office and trash building in Lawson Hill, and listed in the calendars for KOTO, The Telluride Watch and The Daily Planet. Members present acknowledged sufficient notice of meeting.

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3) **READING OF THE MINUTES OF PREVIOUS MEETING:** Gary Wright made the motion to approve the minutes from the 2008 annual meeting, Lee Taylor seconded and the motion passed.

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4) **DEED RESTRICTION UPDATE:** Tom Kennedy, Lawson Hill's attorney, presented a brief update on conversations and negotiations, he and the Lawson Hill board of directors, have been having with the San Miguel County staff. These discussions began when the board noted changes had been made to the original section of the Land Use Code pertaining to the deed restriction. Specifically, in 2001, the SMC board of commissioners had deleted a section from the original deed restriction 1304-B, which had language that protected all owners of deed restricted property from amendments to the LUC

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that were more restrictive. Tom Kennedy, his assistant, Erin Mc Manus, the Lawson Hill board of directors, the Aldasoro deed restricted owners, San Bernardo board of directors and the San Miguel County representatives, Mike Rozycki, Lynn Black and Becky King are continuing to work on a new deed restriction covenant. This covenant would protect our properties from future changes and among other clarifications, would clearly state the terms for retirement, benefactors and disabled owners. Each owner of deed restricted property in Lawson Hill would have the opportunity to sign this new agreement, once signed the agreement would run with the land and be recorded with the properties deed. If an owner decided not to sign they would remain under the current plat note for their deed restriction and be on their own. Once this document is ready for general owner review, the Lawson Hill board of directors will call a special meeting for the residential owners'. Tom Kennedy and the board will be present to answer questions.

5) 2008 BUDGET- FINANCIALS: Bill introduced Joanna Stallsmith who was hired by the Lawson Hill board to consolidate and create a presentation of the Lawson Hill budget for the annual meeting. All of the financial records used in this presentation were supplied by the management. Joanna displayed a graph which showed the income, expense trends and net income since 2005. She pointed out the projected lower revenues for 2009 mostly caused by reduced retail sales assessments due to the economy and the lack of a tenant leasing Lot HI for the entire year. The power point diagrams also showed the percentages and sources of income for 2008 and for projected income for 2009. The board took questions from the members.

6) BOARD OF DIRECTORS REPORT:

A. Hub at Lawson Hill, Master Planning Update - John Young:

John is a partner in Western Housing Solutions and was hired by the Hub Master Planning Committee to create a conceptual plan for the Hub lots in Lawson Hill. John presented a power point of the Hub Lots which showed existing uses and lot configuration and compared the conceptual plans proposed lot line adjustments and change of uses. He explained the conceptual plan included the conversion of some of the light industrial zoning to neighborhood commercial and included the addition of deed restricted residential units. John explained the steps still necessary to make this a reality which included approvals from San Miguel County, Town of Telluride and Lawson Hill.

Question and answers followed the presentation.

B. Trail Connection/Underpass:

Pam updated the members that Kari Distefano who works for the San Miguel County Park and Open Space department secured significant grant money toward the construction of the bicycle underpass beneath Hwy. 145. The contract had been awarded to Williams' construction, and they planned to begin soon. She also let the members know that a portion of the intercept lot would be used for staging the project. The San Miguel County web site would have a page dedicated to the underpass to post notices and updates. Pam said that the Lawson Hill board is working with the County to plan for a trail that would connect the underpass to the intercept lot.

C. Park Improvement Plan:

Bill informed the members that an agreement had been reached with the Telluride School District and we were able to move forward with park planning on Lot 501A, the open space parcel adjacent to Rascals preschool. A sign up sheet for those interested in joining and participating on a planning committee was located at the back of the program room.

7) VOTING: There was no need for a vote because Bill de Alva and Jody Van Stratt ran unopposed.

8) OTHER: Pam reported that the Lawson Hill board was working with the Nature Conservancy to provide an easement over portions of Lawson Hill open space for the Keystone Gorge trail improvements. The trail project will begin this spring and include one steel bridge and one suspension bridge that will cross the San Miguel River. A group of volunteers from Outside Colorado have selected the Keystone Gorge trail project and will travel to Telluride the weekend of June 27 and 28 to work on the trail. Peter Mueller, director of the Nature Conservancy will be looking for additional volunteers to aid in trail building. If anyone is interested he can be reached at 728-5291.

Clay Skinner wanted to make the owners aware of situations that can occur when an adjacent property goes into foreclosure or in their case the other half of their duplex remains vacant with no one paying the utility bills.

Colleen Trout wanted to make the owners aware that San Miguel County has been working on a Forest Health and Wildfire Mitigation Plan. There will be a presentation of their findings, May 8.

Elizabeth Burke asked if there would be aid from the owners association for the mud slide mitigation. Bill de Alva explained that a letter requesting financial reimbursement for cost incurred by Elk Meadows HOA had been received and that our attorney had responded with a letter to their president, Rebecca White. The letter basically stated that the Lawson Hill board did not have the authority to spend association funds that would not benefit the majority of owners.

Gary Wright asked for an update on the Jack Wesson lawsuit. Pam stated that a settlement had been reached and she was waiting for a drainage easement over lot 320A and B and Lot 327- Unit 130 to be signed. Then an engineered drainage plan would be installed in approximately the same location as the drainage is now.

John Wontrobski questioned if Lawson Hill would still accommodate Bluegrass camping and parking this year. The camping will remain the same; the parking will be reduced by the staging on the intercept lot and the lease on Lot HI.

9) ADJOURNEMENT: The meeting was adjourned at 7:45PM.