

# LAWSON HILL PROPERTY OWNERS CO.

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## **DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, July 1, 2009**

The meeting was called to order at 9:10AM

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

### **1) Reading and Approval of BOD Minutes:**

**Motion:** Julie made a motion to approve the April 22, 2009 and June 23, 2009 meeting minutes, Bill de Alva seconded and the motion passed.

### **2) Old Business:**

#### **A. Update Hub Master Plan:**

##### **1. Revenue Sharing:**

Pam updated the board on her meeting with Lynn Black and Frank Bell to discuss revenue sharing. Pam wanted to get an idea of what the Town of Telluride and County were thinking about. The main goal is to keep the number as low as possible and as simple as possible. The board discussed different scenarios and possible methods to separate out existing allowed uses and existing sales assessments verses the new uses and new revenue.

##### **2. Water Agreement Assignment:**

Pam updated the board on the discussions she had with Hans about the assignment of the water agreement. Hans was receptive to the transfer but wanted to send the agreement to his water attorney for review. We are waiting to hear back from him.

##### **3. Consideration of Continued Funding Participation:**

Bill Ellison informed the board that phase two is complete. Phase three has two steps. Step one County Master Plan Amendment. Step 2- Amendment to the Water and Utility Connection Agreement. He requested financial participation in Phase 3. Bill de Alva discussed that Phase Three is still a direct benefit to Lawson Hill but there needs to be a clear transition point from the land owners and the cost they incur in the actual application to San Miguel County and the preliminary cost associated with the planning efforts. The Town of Mountain Village and Town of Telluride have determined that they will not participate in Phase Three.

**Motion:** Bill de Alva made a motion to share the costs of Western Housing/John Young, Phase Three up to 25%, subject to equal participation by San Miguel County. Julie seconded and the motion passed.

Bill Ellison and Ginny Gordon recused themselves from the vote.

**B. Park Planning Update:** Pam discussed that she had started putting some cost together for the park plan improvements and had looked for play equipment that would fit the limited space. The board confirmed their desire to move forward this summer if possible with an improved landscaping and irrigation plan which would allow for additional play structures to be added later.

**C. Tree Health:** The board discussed the spruce bud worm infestation and the lack of a regional plan to deal with the scale of the infected areas. It was suggested that the board continue to educate themselves with possible solutions and the costs associated with any options that may be available to our community.

**D. Solar Update:** Pam discussed the bid she had received to install solar at the trash building and some of the obstacles discovered with the site. Lawson Hill will not be able to benefit from the tax credit; we may however be able to use the rebates from the New Community Coalition. The structures at the park face the wrong direction and the power generated can only be used with one meter. If you generate more than you need the power company will credit LH at a significantly lower rate than charged. It appears you would not want a system any larger than necessary to meet the designated meters annual draw.

**E. Other:** Pam showed the board the solar plan Karen Gugliemone has been working on for the water treatment plant adjacent to Lawson Hill.

### **3) New Business:**

#### **A. Road Maintenance:**

Pam updated the board on the road maintenance plan for the front entrance. A CDOT permit has been obtained for the work within the CDOT right of way. The option to buy asphalt at a wholesale price to overlay the island turnaround across from Cindy Bread made it possible to overlay that stretch of road this year at a significant savings. Patching and crack sealing is also scheduled for the development this summer.

#### **B. Consideration to Amend the Water Agreement:**

The resolution signed at the last meeting clearly states we are able to move forward with the application. Pam explained that the application presumed the new hub uses to be water neutral with regards to the water use under existing uses verses new uses. John Young had been working on that schedule. The new proposed housing would definitely require a new water agreement which would provide additional water.

### **4) Deed Restriction Update:**

Ginny updated the board that we have just received via email the latest draft from the County and that there was a meeting planned tomorrow with Tom Kennedy, Aldasoro and San Bernardo representatives to discuss.

**Motion:** Julie made a motion to go into executive session, Bill Ellison seconded and the motion passed.

**5) Executive Session: Legal Update**

**Motion:** Julie made a motion to come out of executive session, Bill Ellison seconded and the motion passed.

**6) Financials:** Pam explained that CD rates have dropped again and a few CD's have come due. She asked for direction on how to either invest the funds or if she should pay down the loan on Lot HI which has an interest rate of 6% and a balloon due in a few years.

**Motion:** Bill Ellison made a motion to take the \$97,000.00 from the last CD and pay down the loan on Lot HI, Bill de Alva seconded and the motion passed.

**7) Other:** The board discussed the fact that the State has just added a retail sales tax to cigarettes. The board will need further research done to understand if our sales assessment should also be collected on cigarette sales. The board thought they would see if the town followed the states lead and collected sales tax on them.

**8) Adjournment:** Bill Ellison made a motion to adjourn, Bill de Alva seconded.