

## LAWSON HILL PROPERTY OWNERS CO.

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

This meeting was called to order at 9:11AM

**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) Update on Underpass and Trail Connection – Kari Distefano**

Kari updated the board on the progress of the underpass. She has received outside funding \$300,000.00 from GOCO, \$150,000.00 from DOLA, \$140,000.00 from CDOT and \$10,000.00 from the Town of Telluride. She has bids opening today and hopes to have a notice to proceed and award the contract to the lowest bidder March 4<sup>th</sup>. She would like to start the project as soon as possible because CDOT requires a biologist to show no migratory birds are affected if all the clearing and grub work is not finished by April 1<sup>st</sup>. The contract requires the underpass to be completed by October 31<sup>st</sup>. CDOT will require two lanes to be open at all times on Hwy.145. The project will have its own page on [www.sanmiguelcounty.org](http://www.sanmiguelcounty.org) with constant updates and notices.

Kari would like the board to allow staging to occur on a small portion of the intercept parking lot. She brought an aerial map of the lot showing a line delineating the area she was proposing. The board asked her to back the area up to the berm and reduce it to the area the snow covered this winter. She agreed to push it as far back on the lot as possible and will require it to be kept tidy. She expects they will store pipe for the water line and a construction trailer. They will have a truck wash out area with drainage. Water will be trucked to site for this purpose. Kari would also like to leave the option open for the crews to work at night to expedite the process.

The board made it clear they did not want to see dirt storage because of the impact on the roads and air quality. Kari stated she is hopeful the contractor will be able to haul all the dirt directly to the airport or some other destination. The board would like to see the staging area not exceed the depth where the snow is currently stored. The board wants the area to be fenced with privacy fencing to delineate the space. The board is requiring a plan be submitted to them for approval. The board was also concerned with the impacts on Bluegrass traffic and recognized under this scenario Bluegrass would loose

approximately 50 parking spaces. Kari said she included Bluegrass and the 4<sup>th</sup> of July as times the contractor should avoid working because of the additional traffic. The board reiterated that Kari plan to meet with the board and secure approval from Lawson Hill for the staging plan after she meets with the selected contractor March 6<sup>th</sup>.

The board asked Kari to describe her drawing of a trail connection. The board has concern with both the cost and width of the design in Kari's drawing. Kari seems determined to see an 8 foot path with some sort of buffer from the traffic. She showed an option for removable barriers or a three foot ditch. Bill de Alva suggested the possibility of using a concrete curb and gutter to delineate the trail from the edge of pavement. The board discussed their concern for how the drainage in this area will work; it may require drop inlets, new culvert and possibly a settling pond. We also do not want to create obstacles to the access easement into SMVC'S adjacent property. Kari agreed she would add a detail to the drawing for a section of curb and gutter and the board could review at a later meeting.

**2) Reading and Approval of BOD Minutes:**

**Motion:** Jody made a motion to approve the January 7, 2009 minutes with a modification to the last sentence in # 4. B. Julie seconded and the motion passed.

**3) New Business:**

**A. 2009 Budget Review:** The board reviewed the changes made to the budget per the last meeting recommendations. They decided to change the title of the road reserve to infrastructure replacement fund and formally restrict the fund in the balance sheet. They also felt strongly about simplifying the financials for the annual meeting with graphics and pie charts.

**Motion:** Jody made a motion to approve the budget as presented and Bill Ellison seconded. The motion passed.

**B. Lot HI Leasing:** Pam updated the board on the lease with XYZ and Bill de Alva signed the document. The board discussed how to approach leasing the remainder of the lot and secure additional revenue.

**C. Next BOD Meeting Date:** The board approved March 17<sup>th</sup> at 9:00AM for the next BOD meeting.

**4) Old Business:**

**A. Update on Hub Master:** Pam updated the board that the Hub Master Plan went to a work session with the San Miguel County Planning Commission February 11<sup>th</sup>.

**Motion:** Jody made a motion to go into executive session, Bill de Alva seconded and the motion passed

**5) Executive Session:** Legal Update, Deed Restriction Agreement, Lot-501A Agreement, Wesson Mediation

**Motion:** Jody made the motion to come out of executive session, Bill de Alva seconded and the motion passed.

A. Wesson Mediation:

**Motion:** Jody made a motion authorizing Pam to negotiate and possibly settle the complaint during court ordered mediation set for February 18, 2009, where Lawson Hill would be represented by Marla Underell, Esq. Bill Ellison seconded and the motion passed.

**6) Financials:** Pam recommended moving \$100,000.00 from U.S. Bank MM to Community Banks, certificate of deposit to reap higher interest rates. The board agreed.

**7) Adjournment:** Jody made a motion to adjourn, Julie seconded and the motion passed.