

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, October 21, 2009

Bill de Alva called the meeting to order at 9:06AM

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

1) Minutes:

Motion: Julie made a motion to approve the July 1, 2009 BOD meeting minutes, Ginny seconded and the motion passed.

Motion: Julie made a motion to approve the August 19, 2009 BOD meeting minutes, Jody seconded and the motion passed.

2) Old Business:

A. Update Campbell Claim: Pam updated the board that the claim had been settled and Lawson Hill has received a check for \$12,400.00.

B. Update Wesson Claim: Pam informed the board that the drainage on Wesson's lot had been completed and our Attorney, Marla Underell will file a motion to dismiss with the court once Wesson and Lynch concur.

C. Update Deed Restriction: Bill de Alva updated the board that the Deed Restriction Covenant committee met October 16th. The latest revisions have addressed some of the comments made during the meeting. The commissioners will review in executive session October 28th. Once the Commissioners are on board conceptually with the draft covenant, the proposed plan is that each owners association will present to their members with County staff and our attorney attending. The board still had questions about how this pertains to the live work owners and how this pertains to any owners that had already signed a price cap. They raised concerns with the paragraph for violations and the fact that other prior concerns had not been addressed in the current draft. Ginny and Pam will discuss with Tom Kennedy after the meeting.

D. Other:

1. Consideration to share cost for Hub Phase 3 Legal:

Ginny left the meeting so the board could discuss in private, Jody recused herself from voting.

Motion: Julie made a motion to approve 25% of the final bill for the Hub Phase Three, Bill seconded and the motion passed

2. Cigarette Assessment: Tom Kennedy provided a memo with his opinion on the new cigarette tax bill the State adopted. The memo stated that when the State tax was initiated, it automatically triggered the Lawson Hill retail sales assessment and therefore should be collected and remitted to Lawson Hill.

3. Bluegrass: Pam reported the Bluegrass lease has terminated and it is time to discuss renewal. She has sent an email to Planet Bluegrass and anticipates working on a new contract soon.

3) New Business:

A. DRB Guidelines/ Re-write: Pam suggested this would be a good time to begin the process of reviewing the existing DRB regulations and start compiling a list of desired revisions. The board has discussed this project for many years and has also budgeted for it in the past. It had been put off in lieu of other projects during prior years. Upon the recommendation of professionals in the region Pam contacted Cal Wilbourne, an architect with experience in DRB guidelines. She has met with Tom Kennedy and Cal on one occasion to discuss the Design Review Boards authority under the association documents. Pam requested direction from the board on how to proceed with hiring Cal. It was determined that it would be best to meet with the existing DRB first and put together an outline with recommendations for the changes desired. Once the DRB has had a chance to review and comment, Pam would schedule a meeting with Cal to discuss.

B. Other:

1. GOCO Grant Support Letter: Pam said she received a call from Kari Distefano who would like a letter of support for a new grant application to GOCO. The grant would include the trail connection from the underpass to the Galloping Goose, the two bridges over the San Miguel River and the trail between the bridges. The board clearly supports the application providing they have final approval over design and placement. Pam was directed to draft and send a letter of support for the grant application.

2. Annual Meeting Date: It was determined that the library should be reserved for Tuesday, March 16th 2010 for the annual meeting if possible.

3. Update Hub Lots: The board discussed that the Hub / Lawson Hill application for the Town of Telluride water connection agreement amendment had been pulled. The planning for the landscaping, pedestrian path, screening and paving for the intercept lot and the roads within the Hub were put on hold during the Hub Master planning process. Now that the process has come to a halt, the board determined this is an appropriate time to contact all the Hub Lot owners and inform them that Lawson Hill can no longer allow the improvements to be put on hold. It was also discussed that the temporary storage uses on the Hub Lots are required to submit an application for DRB approvals for the fencing, landscaping and screening for the yard space and parking. The board is in support of notifying the Hub Lot Owners in writing advising them that Lawson Hill does require asphalt on the roads, intercept parking lot, and an application to the boards requesting approval for the temporary storage and staging yards, including a fencing plan, landscaping and screening from Society Drive.

The board agreed a letter should also be drafted to Alpine Lumber requesting their internal yard be paved to reduce the drag through of dirt onto Society Drive and the hub lot road.

4) Financials: The year to date and projections for next year's revenue were discussed.

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