

LAWSON HILL PROPERTY OWNERS CO.

138 Society Drive, Suite B
P.O. Box 3927
Telluride, CO 81435
970-728-5893
970-728-3413 (fax)

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, March 30, 2011

Bill de Alva called the meeting to order at 9:05AM

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

Mike Rozycki and Lynn Black, San Miguel County staff was present.

1) County Owned Properties: Lynn and Mike were present to discuss a scenario for one of the county held residential units in Lawson Hill. As an alternative to reducing the sale price on the property to assure a quick sale, they are considering selling the unit to the Sheriffs department for short term housing of their employees while working in Telluride. There could be 4 or more sheriffs and 4 or more police cars at anytime. The LH board voiced concern with this proposal stating that it was unlikely to meet the intent of the deed restriction and that the impacts of a short term rental of this nature, in an owner occupied neighborhood was great. The LH board believed this may require an exception to the deed restriction. Mike stated that he had not done any research on the proposal to see if it complied with the deed restriction but that he would and report his findings back to the LH board.

Pam brought up the obligation that Viking Rental and the County has to pave the access road between their properties and asked for a plan to be initiated, submitted for approval and completed this year. This was a requirement that has not been addressed since 2005 when Viking obtained their Certificate of Occupancy. The contract called for the access road to be completed at that time and is now nearly 6 years overdue. Lynn stated that she and Bill Ellison would meet in April to discuss this obligation and return to the board with a plan which would include a time frame for completion.

Mike and Lynn were reminded that the intercept parking lot is also required to submit a plan which includes, paving, drainage, landscaping, paving of the second access and a pedestrian trail. It was recommended that they begin work on a plan acceptable to the LH Board and LH DRB now, with a staged paving plan that would coincide with the paving of the Alpine Lumber yard lot. In the meantime it was suggested that the active portion of the intercept lot be reduced to a small portion along the front of the lot near Society Drive that they could more easily surface, maintain and manage. This would reduce the dust from traffic on the dirt lot. The entire lot could still be used for special events.

2) Minutes:

- A.** Reading and Approval of the January 26th BOD Minutes

Motion: Julie made a motion to approve the minutes as presented. Bill E. seconded and the motion passed.

- B.** Draft Annual Meeting Minutes for March 8, 2011, reading and approval for posting on the web site as draft minutes.

Motion: Jody made a motion to approve the minutes with a minor modification for posting on the web as draft minutes. Julie seconded and the motion passed.

3. Election of Officers, Appointment to Alternate Seat:

Motion: Pam made a motion to nominate Bill de Alva as president, Bill Ellison as Vice President, Jody Van Stratt as Secretary and Julie McNair as Treasurer, Julie seconded and the motion passed.

Motion: Jody made a motion to appoint Ginny Gordon to the alternate seat, Bill de Alva seconded and the motion passed.

4) New Business:

- A.** After discussion about different traffic solutions for the area across from Cindy Bread and Society Drive Traffic the board decided that two stop signs would be added to the exits from the circle across from Cindy Bread.

- B.** The board discussed the front entrance signage and lighting but decided this should all be handled at the same time that the pedestrian connection between the underpass and intercept lot is built. The time for this is yet to be determined due to a lack of designated funds.

- C.** Pam advised the board that she planned to move the spring picnic to Sunday June 5th because she would be out of town when the picnic traditionally took place. Spring cleanup dumpsters would be brought in at a time appropriate and advertised in advance so there was not confusion.

5) Old Business:

- A.** Consideration of a Resolution relating to the Elk Meadows Limited Common Elements was continued until a future meeting.

6) Adjournment: Bill de Alva made a motion to adjourn, Julie seconded and the motion passed.