

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, December 6, 2011

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

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

1) Minutes:

A. Reading and Approval of the September 21, 2011 BOD Minutes

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

2) Old Business:

A. Managers Update: Pam updated the board on the status of projects that had been started within the development. The intake area at Skunk Creek had been scanned and Ryan Altenburg was working on the engineered plan. The 6" X 600' underground irrigation main line has been installed. The play structure, teeter totter, shade structure are complete and the retaining wall is nearly complete. Next spring the sod, other plantings, installation of the grill and the irrigation will be completed. We may need to consider a fence or netting on the parking lot side of the park to keep the kids from chasing balls into the parking lot and drive through.

Pam told the board that there are two more foreclosures listed within Lawson Hill, at least one of the two have the option by San Miguel County to purchase.

Bill Ellison and Pam updated the board on the pre meeting that was called on site in response to the Lawson Hill letter to the BOCC requesting a plan and timeframe for improvements including asphalt to be completed on the intercept lot. The pre meeting was attended by Mike Rozycki, Lynn Black, David Ballode, Bill Ellison and Pam. A number of things were discussed including the grade of the lot and how it related to the adjacent property. Mike asked if Lawson Hill would be interested in taking ownership of the lot and manage it as an intercept lot. That question was not answered because the LH board would need to consider the benefits, liability and financial exposure of ownership.

Tom Kennedy, Bill Ellison and Pam attended the BOCC meeting where Mike R. gave a presentation to the Commissioners explaining where the lot is located and that the County may have an obligation for the requested improvements. Art Goodtimes acknowledged the obligation for improvements; the other commissioners appeared to concur. Art stated that Lawson Hill's expectations for improvements should be addressed.

- B. Financials:** Year to Date, Budget verses Actual. The board discussed the year to date expenses and revenue for 2011. Retail sales assessments showed another downward trend.

3) New Business:

- A. Preliminary Budget Discussion 2012:** The board discussed road improvements we might anticipate for 2012. We talked about looking at the front entrance; Deer Trail Way (the fire access road) and the major water leak on Nighthawk Ct. may make improvements necessary. Other reserve expenses include the intake, the plantings and irrigation at the park.

- B. Dues:** An increase in dues was discussed; continuing to supplement them in a down economy may not be sustainable. However concerns with raising them in these bad economic times were also discussed.

Motion: Ginny made a motion that the dues remain the same for 2012 and the additional funds necessary to balance the operational budget are transferred from savings. Bill de Alva seconded and the motion passed.

- C. Other:** The board asked if there was any new information from Telluride Mountain School regarding the parking plan for Lot G. Pam stated there was no new information. There is however a new head of school and at some time it may be appropriate to meet with Grace and come back up to speed on their plans.

The board asked if there was any news from the Elk Meadows Association. Pam stated that Anton had contacted her recently and was interested in moving forward.

Pam told the board that 2012 is Lawson Hills 20 year anniversary and they may want to consider combining the spring picnic with a larger celebration.

4) Adjournment:

Motion: Bill Ellison moved to adjourn, Pam seconded and the motion passed.