

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, July 20, 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, Ginny Gordon and Pamela Hall

1) Minutes:

A. Reading and Approval of the March 30th BOD Minutes

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

2) New Business:

A. Irrigation Pipe Proposal - Stephan Barber:

Stephan gave an overview of the gravity feed, non potable irrigation system that serves the playing field and the perimeter berms in the commercial area. The system was originally installed with above ground polyethylene pipe as a temporary system to establish the planting on the berms. The pipe is black and expands during the day and contracts at night causing stress to the pipes structure. There is a vacuum created due to the demand for water to the playing field and this collapses the pipe compromising the integrity of the delivery system. Stephan believes there should have been vacuum release valves installed but they never were, instead pin holes were drilled to bleed the line.

The system historically has had issues with dirty water. The intake was modified and filters were added; a screen system was installed at the head gate and then modified later with a premium screen. He explained how the above ground system continues to move downhill and forces the line to separate. Stephan also showed photos and described a situation where the water flow in Skunk Creek has taken a new course that is not desirable and has washed out portions of the access trail.

Stephan has a phase one proposal to underground 600 feet of the irrigation pipe with PVC. He could also provide a temporary fix for the intake and divert the creek into its original path with pond liner and ditch style dirt work. But feels it is

imperative to plan for a second phase that would incorporate an engineered plan for the intake area. Bill de Alva suggested that we consider finding an irrigation company who may be willing to engineer the system. Stephan said he had phone calls into a few people to see if any companies have in house engineers.

Stephan reiterated that it is important to create a reliable water source for the irrigation field soon. Bill de Alva said he would take a copy of the bid with him and give Grand Junction Pipe a call to see what they offer. The board confirmed that they are all in support of moving forward with a plan and as information comes in we will email it to the board.

B. Shade Structure:

Pam showed the board the final drawings for the shade structure planned for the upper park. She explained all the details and the remainder of the plan, a stone retaining wall, teeter totter, grill and plantings. The board reviewed the bids for the structure.

Motion: Bill Ellison made a motion to award the bid for the structure to Kent Building with Doug Reinhardt as the lead and an increase to the park budget of up to an additional \$10,000.00 toward the completion. Ginny seconded and the motion passed.

C. Other: Bill Ellison asked Pam if she knew anything about the application by the Town of Telluride to reduce their set back for the waste water treatment plant. She explained they wanted to reduce the set back from 30 feet to 10 feet to accommodate a chemical storage building on the premises. Her understanding is that the storage shed is primarily underground and that vehicles would park on top of it. She did not think it would be an issue to Lawson Hill because we do not have adjacent property. She believes the property affected is owned by San Miguel Valley Corp. The hearing in front of the board of adjustments has been postponed.

3) Old Business:

A. Intercept Lot/Access Road Paving: Pam called Lynn Black last week to inquire about the status of the paving of the Access Road and Intercept Lot. Lynn said she would call Bill Ellison and meet with him to discuss the shared responsibility to pave the access road. Bill reported that she did call and they discussed the access road obligation. Bill admits they are in default of their agreement but that neither the County nor Viking has the money lying around to complete their obligation. He feels it would be cheaper if it could be paved at the same time as the intercept lot. The board discussed the fact that our DRB regulations require paving and that an owner of a lot is not allowed to use it in any manner they choose without approval from the DRB and developing the required improvements. The board would like to see the County step up and meet their obligation for landscaping, drainage and paving within a reasonable timeframe. They would like to see a plan now with a commitment to pave at the same time as Alpine Lumber. Pam will draft a letter to the County requesting that a plan be

completed now so Lawson Hill could review, approve and begin work on an agreement to phase improvements over the next few years. This letter will first be sent to the board for approval before sending.

B. Tree Health: Pam and Jody reported that the trees were looking significantly better than two years ago. The spruce bud worn infestation has diminished. It is difficult to discern if the trees are more improved than other trees in the region. We are not applying a humate treatment this year and expect the prior application to continue to expand on its own and spread in other areas. Jody confirmed that the birds are eating more of the worms that are still left on the trees.

C. Enforcement of Regulations:

Dogs: The Lawson Hill office has received numerous complaints regarding dogs on the Keystone Gorge Loop trail. Pam has called Linda Luther, staff at San Miguel County that owns and manages the trail which is located within the Lawson Hill PUD and requested additional education and enforcement. Linda said she would speak with her bosses and get back with us.

Alpine: Pam reported that upon inspection of the new egress approval with conditions for Alpine Lumber she observed that Alpine had removed additional landscaping rather than replacing the landscaping as was required in the approval. She will draft a letter with the specifics that have not been adhered to and request a new replacement landscape plan and compliance with all aspects of the original approval.

Viking Rental: Viking has failed to complete their required landscape improvements for the front of the building. They have been notified on multiple occasions of the need to complete this. Bill Ellison stated that Pam should specifically tell them what Lawson Hill would like to see and they will complete this. He has a trade with a landscaper possibly willing to execute a plan.

4) IRS Resolution:

The board authorized Bill de Alva and Jody Van Stratt to sign the IRS resolution confirming that any operational funds remaining would be transferred to 2011 operational account.

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