

Lawson Hill Property Owners Co

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**ANNUAL MEETING MINUTES
THE LAWSON HILL PROPERTY OWNERS COMPANY
TUESDAY, MARCH 29, 2012 at the WILKINSON PUBLIC LIBRARY**

Bill de Alva called the meeting to order at 5:15 PM

Welcome and introduction of the board members and candidates.

WELCOME: Introduction of the current board and candidates. Joseph Stefani and Stanya Gorraiz were not present.

1) PROOF OF NOTICE OF MEETING: The meeting was noticed to all property owners via U.S. mail, February 10, 2012, packets for the Annual Meeting were mailed March 20th, 2012, and the Agenda was posted at the LH Post Office, listed on the KOTO and Daily Planet calendar. Members present acknowledged sufficient notice of meeting.

2) ROLL CALL: Members Present:

Bill de Alva, Bill Ellison, Julie McNair, Jody Van Stratt, Pamela Hall, Ginny Gordon, Brian Anderson, Karl Wagner (Alpine Lumber) Don Boggs, Ashley Boling, Dylan Brooks, Elizabeth Burke, Mark Charles, Dori Lynn Crowe, Jerry Delozier, Mark Demist, Mike Doherty, Deanna Drew, Jack and Maggie Eagleton, Cindy Eckman, Jon Foote, Tom Farrell, Jean Frankenstein, Jay Goodwin, James and Stanya Gorraiz, Barbel Hacke, Abby Hamblin, Lee and Billi Taylor, Rich Hamilton, Christopher Jaquet, Shane Jordan, Dawn Katz, Jackie Kennefick, Kathy Green (STBC), Herb and Marie McCloskey, Homer Robinson, Bruce Debever (San Juan Specialties), Jacob Spalding, Kristin Taylor and Dave Volz Proxies were submitted by Matt Miles, Bob Gleason, Telluride Mountain School, Wiseacre Education, Alpine Lumber, and Tova Davis
Presenter: Mike Rozycki

3) READING OF THE MINUTES OF PREVIOUS MEETING: Mark Charles made the motion to approve the minutes from the 2011 annual meeting, Abby Hamblin seconded and the motion passed.

4) LAWSON HILL PUD & Land Use Code 101: At the request of the LH Board,

Mike Rozycki, San Miguel County Planning Director graciously agreed to attend the property owner's annual meeting as our guest speaker. He provided an overview of the process that led to Lawson Hill's creation. In 1991 Telecam applied to the county for approval of the Lawson Hill PUD. The PUD primarily contained deed restricted residential lots, light industrial zoned lots and live work light industrial zoned lots. The need for this new community was triggered when Idarado Mining Co. looked for a site to relocate the Pandora trailer parks residents from Idarado property, at the east end of the Telluride Valley. There was also a desire to locate businesses that no longer fit within the town limits such as the gas station, lumberyard and equipment rental close by.

The developer needed to provide water and sewer to the development and eventually negotiated an agreement with the Town of Telluride to provide these utilities. The town had a policy of annexing properties that were offered extra territorial water. A pre-annexation and water connection agreement was signed. It allowed the town to annex Lawson Hill when they were ready. The Colorado legislature passed a law in the late nineties limiting the time frame for annexation agreements. The Town of Telluride never acted on the annexation in the required time frame and waived their right to the annexation plan. This annexation and water agreement contained some restrictions on the uses allowed on the LH commercial lots. At the time, they were concerned with the possible competition of retail or tourist related businesses located inside the town.

Now 20 years later the Lawson Hill neighborhood has matured, the majority of the residential lots have been built and locals occupy the homes. Some of the commercial lots have also been developed. Lawson Hill is home to an independent school with 110 students, a day care, a gas station, lumberyard, brewery, a host of small businesses and professional offices. Mike stated that the County has continued to receive requests for businesses that would provide services to the neighborhood but are not necessarily allowed under the current zoning. He expressed his belief that adding some additional neighborhood commercial uses to serve the residents and businesses would be worth exploring.

Members present asked questions of Mike and the board. Tom Farrell asked if the definition of light industrial zoning might be amended to include additional serves in a community like Lawson Hill. Mike indicated that he had noted this as a possibility but would require approval by the BOCC. A straw poll was done to see how many felt that Lawson Hill needed additional services such as restaurants, pubs or seats in the existing brewery. All but one in attendance raised their hand in favor of these additional services. Members asked how they could help to move the process along. They were willing to attend meetings if they knew when and where.

This conversation spilled over into Lawson Hill's possible governance. The different options were discussed ranging from incorporation (become our own town), annexation (become part of Telluride), annexation to Mountain Village (become part of Mtn. Village) or remain the same as we have been, a property owners association in unincorporated San Miguel County. Any option but the last would require much exploration.

5) BOARD OF DIRECTORS REPORT:

- A. The board updated those in attendance that 2012 marks Lawson Hill's 20th anniversary. The spring picnic will be taking place at the playing field this year and a celebration will be planned. The idea of inviting the developer, planner and project manager and other special guests to help celebrate the momentous occasion was discussed
- B. The members present were reminded about the online access to their dues accounts that has been made available. There is a link at our web site www.lawsonhill.com titled "Manage My Dues". This link will take you to your online login page.
- C. A new main irrigation intake has been engineered for replacement in the future and the first 600 feet of the existing irrigation pipe has been replaced with an underground line.
- D. The new park, picnic area and playground will be completed this summer.
- E. Other: Pam asked if anyone was interested in serving on the Lawson Hill DRB, two seats were available.

6) 2012 BUDGET- FINANCIALS: A budget and charts was projected on screen and the highlights pointed out to members present. The board took questions.

7) DETERMINATION OF QUORUM AND ELECTION OF THE BOARD OF DIRECTORS:

Quorum was determined to be more than adequate per the bylaws for Lawson Hill. Bill Ellison, Julie McNair, Pamela Hall, Stanya Gorraiz and Joseph Stefani ran for three, two-year term seats on the Lawson Hill Board of Directors. The voting tally was completed leaving incumbents Bill Ellison, Pamela Hall and Julie McNair as the highest vote getters.

The members present gave a round of applause for the entire board for the great job they have done as directors for the association.

8) OTHER: Kim Wheels from the New Community Coalition (Eco Action Partners) spoke about a program that they are offering called the Eco Action Initiative which offers a review of 12 months of past utility data, waste, and transportation information for an individual. In the second phase a walk through of your home with a trained Eco Action mentor would give the individual guidance on how to reduce carbon footprint. At the end an additional 12 months review of information a report would be generated to show how much money and energy you have saved. There is a charge for this ranging from \$75.00 - \$400.00 based on size of house.

Barbel Hacke spoke about the new smart meters that SMPA was planning to install on all homes and businesses in the region. She shared some concern about the health risk and invasion of privacy.

The possibility of adding a second alternate to the BOD was discussed. The Board of Directors appoints alternates to a one-year term. The bylaws would need to be reviewed.

9) ADJOURNEMENT: Tom Farrell made a motion to adjourn, Abbey Hamblin seconded and the motion passed.