

# LAWSON HILL PROPERTY OWNERS CO.

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## MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday July 31, 2012

Bill de Alva called the meeting to order at 9:00AM

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

### 1) Minutes:

#### A. Reading and Approval of the May 15, 2012 BOD Minutes

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

### 2) Old Business:

**A. Telluride Mountain School Update on Parking Plan:** Joe Stefani, head of the Telluride Mountain School, submitted a letter and was also in attendance to update the LH Board on progress with their parking plan. Joe stated that the parking situation is continuously on the schools mind. They still like Peter Ewers parking plan and would like to move forward with it at some time. They are currently working to keep the school sustainable and do not have the money to develop lot G as an alternative parking solution. They would like to continue leasing the required parking from Lawson Hill. If and when that option is no longer viable, they would move the parking back onto their black top, in front of the school. It has been two years since the meetings with Mountain School and Lawson Hill board took place. It has been nearly two years since a letter from Grace Engbring, school board president, was received explaining that they would wait to move forward with developing parking until they had adequate funds to complete the project.

Joe explained that he still planned to speak with Mike Rozycki and secure the County approval to temporarily relocate the required parking onto lot HI.

The school has been reminded that the chain link fence installed around their yard came with a 5-year, temporary approval from the LH DRB. Chain link fence is only allowed for temporary uses. Joe confirmed that he is having his

facility committee representative Michael Bradley, work on some fence plan ideas. Pam explained the process and that after a plan is submitted to the LH office and found to be complete, the submittal is sent to the Lawson Hill Design Review Board. This DRB committee has the authority to approve, approve with conditions or deny any plans for development within Lawson Hill. Pam stated that she is available to meet with Michael Bradley in advance of a plan submittal, for a pre-application conference to discuss design options and the process with Michael Bradley.

1. Parking Lease Lot HI: The board gave Pam direction to provide the Mountain School with a new lease for the upcoming school year.

**B. Long Range Planning, Commercial Core:** Bill de Alva wanted the board to discuss the idea of working toward creating a vision for Lot HI and the commercial core. Bill felt we should focus on development that would serve Lawson Hill residents and businesses the most. When we purchased lot HI, we considered the concept of a recreation center that morphed into a wellness campus. That concept for Lot HI was attractive to most the LH owners. Although those plans fell apart, there continues to be surges of interest in a regional recreation center. Bill Ellison reminded the board that his lots have just sold and we may have an application for a development plan in the near future.

The board discussed how we could attract a public use entity for Lot HI and how to approach this.

Pam suggested that an approach the board might consider was to submit an application to the County to amend the LUC definition of Low Intensity Industrial to include some of the neighborhood commercial desired. The language might be structured in a manner that would allow additional services sooner than later. This would be an overlay for all the Low Intensity Industrial lots in Lawson Hill. Proceeding with an application to amend the LUC definition would certainly open a dialect with the County and likely the town about needed services. Pam asked the board for permission to explore this LUC amendment with Tom Kennedy and Mike Rozycki.

**Motion:** Bill de Alva made a motion to open a dialog with Mike to explore the strategy of amending the LUC definition of Low Intensity Industrial to include additional neighborhood commercial uses. Jody seconded and the motion passed.

Bill de Alva asked that the long-range planning discussion continue by putting it on the next board meeting agenda.

- C. Water Lease Agreement Assignment:** Pam updated the board, stating that the attorneys felt that the augmentation lease at Trout Lake was a good plan but recommended an agreement between Illium Park POC and Lawson Hill for the management of the lease.
- D. Approval of the Draft Annual Meeting Minutes:** The board approved the draft minutes as amended for posting on the web site.
- E. Other:** Ginny informed the board that the Conoco, along with the help of their main supplier has adjusted and reduced the items in the convenience store that are subject to Colorado sales tax, per the state rules on tax collection on food. This was meant as a heads up that Lawson Hill may see less revenue. The month of August will be the first full month using these guidelines.

**3) New Business:**

- A. Non-Potable Water Connection to Park:** The park was designed to eventually connect to the Skunk Creek water system. The drought this spring and the town water restrictions lead Pam to step up the planning for this connection and was getting it bid now. The cost will be approximately \$6500.00 but subject to how we cut the road or bore under the road.

The board agreed we should move forward with the non-potable connection this fall.

- B. Park:** Pam said the park was mostly complete and was getting considerable use.
- C. One-Way Traffic Flow at Top of the Hill Parking Lot:** Pam brought up the idea of making the parking lot a one way, entering on the north and exiting on the south. Bill de Alva said if it makes sense than do it. Jody thought it made sense.

- 4) Financial:** Pam explained that the retail sales assessment is nearly identical to last year. This revenue is still down from our best years but not falling more, is promising.

The board discussed the owners that have fallen behind in dues and how to proceed. The best solution may be foreclosure. Pam was directed to speak with Tom and find out the process for foreclosure and if we can recoup our legal fees.

**5) Adjournment:**

**Motion:** The board moved to adjourn.