

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday December 12, 2012

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

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

Also in attendance Joe Stefani and Rob Petrie

1) **Minutes:**

A. Reading and Approval of the October 9, 2012 BOD Minutes

Motion: Jody made a motion to approve the minutes as amended. Ginny seconded and the motion passed.

2) **New Business:**

A. **Alternate Board Member Appointment:** Jody and Julie both spoke to their desire to fill the recently vacated alternate seat with a residential owner. Alternate seats are for a one-year term but this appointment is to complete the current term for the vacated seat and will expire after the 2013 annual meeting. At that time the alternate may be reappointed or replaced.

Motion: Jody made a motion to appoint Rob Petrie to the alternate seat. Julie seconded and the motion passed

B. **Officer Appointment:** When Bill Ellison resigned he was sitting as the vice president. Ginny was appointed to complete Bill's term at our last meeting.

Motion: Pam made a motion to appoint Ginny Gordon as vice president, Julie seconded and the motion passed.

C. Year to date Budget Review and Discussion: Pam gave a brief overview of the different revenue sources that Lawson Hill has. Discussion ensued on the year to date expenses and the projected draft budget for 2013. We were able to restrict an additional \$38,000.00 in 2012, bringing that fund balance to \$799,250.00.

Pam suggested increasing the line item for fire mitigation and to continue removing dead trees and ladder fuels from the perimeter of Lawson Hill on open space.

The board concluded that it made sense for Lawson Hill to oversee the maintenance on the commercial berms so that they would be maintained at a similar level. The landowners may be asked to pay for capital improvements if necessary. This would insure regular summer maintenance on the pedestrian trail, winter snow removal from the trail, irrigation, removal of noxious weeds and overall appearance.

Bill de Alva recommended moving forward this summer with the rubberized sealer for the front entrance and to include in the budget.

Pam recommended spending some money to fix the post office building up. The glass is shot, door has issues and the flooring is delaminating.

Pam suggested beginning to make plans for the front entrance including lighting, signage and a future trail to connect the underpass to the intercept lot.

This discussion was intended as a preview and a chance to discuss goals for 2013. The budget will be adopted at a future meeting.

Joe Stefani left the meeting

D. Clean Energy Collective: Kristin Kuhlman the sales representative for CEC gave a broad overview of the solar project located in Paradox. The company has partnered with San Miguel Power through a power purchase agreement, intended to supply the region with an alternative energy source through their solar array. She explained that the panels could be purchased individually to off set any meter, either commercial or residential and that a monthly credit would be applied to the SMPA bill per meter for each panel owned.

Kristin had prepared an analysis of the Lawson Hill meters as an example. She also described a possible partnership scenario where Lawson Hill and the CEC would work together to get the word out to our owners about this opportunity. There could be a benefit of 2% of the panels sold within Lawson Hill. This could be a credit to Lawson Hill in either panels or cash.

The board wanted to consider this further and wanted to be sure they were comfortable with the project before agreeing to partner with the CEC. Pam agreed to email the draft partnership agreement to the board for their review.

E. Other: Rob Petrie asked if Lawson Hill would consider installing a skateboard ramp on the concrete slab for the basketball hoop, at the new park. The board voiced their concern about the noise generated from a skateboard ramp, their desire for the basketball hoop to remain functional and mixing an older group of kids into a park used mostly by families and younger children. The ball field may be a better location if this was a desirable addition. Pam said it would be important to speak with our insurance provider about liability. She had been advised in the past about the liability associated with different playground equipment and assumed a ramp may have some risk. Pam agreed to call the LH insurance agent to discuss the options or risks and report back to the board with her findings.

3) Old Business:

A. Updates:

1. Pam stated that the non-potable connection for the park and the intake has been completed.
2. The board discussed the new units in Lawson Hill that have just been listed as entering foreclosure.
3. Julie asked the board to consider addressing the LH forest health, specifically in the open space adjacent to the hydro mined area. It is still suffering from the spruce budworm but also the aspens are dying off and the trees are generally thinning due to the drought. Pam suggested in the spring we could have an arborist recommend options.

4) Adjournment:

Motion: The board moved to adjourn.