

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday October 9, 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

1) Minutes:

A. Reading and Approval of the July 31, 2012 BOD Minutes

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

2) Old Business:

A. Board Member Appointment: The board discussed the resignation submitted by board member Bill Ellison August 1. He served Lawson Hill well for many years and will be missed.

Motion: Julie made a motion to appoint Ginny Gordon, current alternate to the LH board, to fill Bill Ellison's seat and complete his term. Bill de Alva seconded and the motion passed.

Alternate: The board discussed finding a suitable individual willing to represent LH and fill the newly vacated alternates seat. The board thought someone who might represent the younger generation of owners would be preferable. Jody suggested speaking with Rob Petrie to see if he might be interested. She felt he would make a good choice because he has lived in Lawson for some time, knows many of the young families who live here, has his own business in town and has two young boys. The board agreed that finding a good representative for this demographic would be smart. Jody was going to reach out to Rob to see if he was interested.

- B. Long Range Planning, Commercial Core:** This discussion was continued from the previous meeting and the board continued to throw around ideas that might spur the growth of new business in Lawson Hill. They also discussed how to attract a regional recreation facility to Lot HI in Lawson Hill.
- C. Land Use Code Amendment:** Pam reported that she has requested a meeting with Mike Rozycki to pursue amending the LUC definition of Low Intensity Industrial to include neighborhood uses but to date Mike was not willing to meet on this.

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

D. Water Augmentation Lease:

- 1. Diligence:** Pam explained that Lawson Hill has an obligation to submit an application to the water court for diligence on the proportional conditional water right we own and that is augmented at Trout Lake. We were made aware of this requirement when Telecam assigned the water augmentation lease to Lawson Hill. This application has been submitted. The time frame is not clear.
- 2. Separate Lease verses Shared Agreement:** The water attorney stated that there two ways to proceed, one was to request our own lease with Public Service Company for the Trout Lake augmentation plan. This would require a minimal, 4-acre foot reserved each year. The current lease is shared with the Ilium Park Association and would require an agreement between LH and Ilium Park to clarify responsibilities. These leases are good for 50 years. The board discussed the benefits of our own lease verses having to work with another entity into the future with shared cost and responsibilities.

Motion: Ginny made a motion to move forward with our own new lease for 4 acre feet to be stored at Trout Lake with Public Service Company. Julie seconded and the motion passed.

E. Updates:

- 1. Non-Potable Water Connection to Park:** Pam reported that the non-potable water line would be completed this fall.
- 2. Intake:** Pam reported that the intake was still online to be completed this fall.

3. **Transportation:** Pam reported that she attended the meeting hosted by the Transportation Advisory committee at the library. The meeting was held to introduce the idea of forming a regional transportation district. They would need to negotiate an agreement for contributions from all the parties that currently contribute to the transportation in the region. Once formed the district would have the ability to ask the voters for a mil levy to create a permanent funding stream.
4. **Annual Meeting:** The library has been reserved for Tuesday March 12th for the annual meeting.
5. **DRB Guidelines:** Pam reminded the board that Lawson began the process to update our guidelines about two years ago with Cal Wilbourne but never completed or adopted the revised edition. Cal has just now billed for his time. We should schedule a meeting with Cal and DRB this next year and complete the guidelines.

3) **New Business:**

A. Landscape Maintenance Commercial Core: Pam brought up the concept of Lawson Hill taking over the maintenance on the landscaping in the commercial core so that consistent plantings and maintenance would be performed yearly. Over the past 20 years the berms in the commercial core have become shabby. The irrigation on the Conoco berm has not worked in a few years and noxious weeds are beginning to invade. The option would be to require the lot owners to maintain to a certain level but it may be easier to take it over and cover it through dues. Since this is the front entrance, which we all see on a daily basis, enhancing the look will benefit all of us. Bill thought we should consider this during the budgeting process for 2013.

- 4) **Financials:** A budget to actual report was included in the board packet.

5) **Adjournment:**

Motion: Ginny made a motion to adjourn, Julie seconded and the motion passed.