

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, January 28, 2015

Pam called the meeting to order at 9:05AM

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

Mike Rozycki and Lynn Black were present.

Motion: Ginny made a motion to go into executive session, Julie seconded and the motion passed.

1) **Executive Session:** Legal, Neighborhood Commercial and Deed Restriction

Motion: Ginny made a motion to come out of executive session, Jody seconded and the motion passed

Mike and Lynn left the meeting.

2) **Minutes:** Reading and approval of the Draft October 16, 2014 BOD Meeting Minutes

Motion: Ginny made a motion to approve the October 16, 2014 meeting minutes as amended, Julie seconded and the motion passed.

3) **New Business:**

A. Financials Year End: The board briefly looked at the year-end financials and the accounts receivable aging report.

B. Dues 2015

Motion: Bill made a motion to keep the dues the same for 2015, Ginny seconded and the motion passed.

C. Budget 2015:

Motion: Bill made a motion to continue the budget discussion until the next BOD meeting. Pam seconded and the motion passed.

- D. IRS Resolution:** The IRS resolution required for tax purposes, was signed for 2014 stating all excess income be applied to the following year.
- E. Other:** The board discussed the accidental paving by Telecam over an un-built lot in Lawson Hill. It will be up to SMC to determine if the lot is buildable. The paving may need to be corrected for the lot to be built on.
- F. Other:** Pam informed the board she had a letter of intent from Dan Dockray, presumably as a representative for Big Dog Holdings, LLC to run for a seat on the board. Pam was directed to confirm he met the criteria in the Bylaws for Lawson Hill board members.
- G. Other:** Pam was directed to draft a letter to the Commissioners asking they remove the language in the Deed Restricted Covenant referring to price capping properties under certain situations and send it by email for approval by the board. Lawson Hill residents have not been able to sign the document because of the restriction against controlling the price, section 9.33 in our Declarations. It was determined the Commissioners have always had the ability to create equity sharing agreements with individuals who purchased properties from San Miguel County for less than the County paid for them.
- H. Other:** The board also briefly discussed the language in sections 9.7 No Unsightliness and 9.11 Restriction on Parking in the Declarations but did not take any action in proposing language for an amendment to be voted on.

4) Adjournment: The board moved to adjourn