

# LAWSON HILL PROPERTY OWNERS CO.

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## MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, May 19, 2015

Bill called the meeting to order at 9:05AM

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

Jody and Stanya were absent.

1) **Minutes:** Reading and approval of the draft February 18, 2015 BOD meeting minutes.

**Motion:** Ginny made a motion to approve the February 18, 2015 BOD minutes, Bill seconded and the motion passed.

2) **New Business:**

### A. Appointment of Alternate:

**Motion:** Bill made a motion to reappoint Stanya Gorraiz to the alternate seat. Julie seconded and the motion passed.

### B. Appointment of Officers:

**Motion:** Pam made a motion to maintain the officers the same, Bill de Alva as president, Ginny Gordon as vice president, Jody Van Stratt as secretary, and Julie McNair as treasurer.

**C. Declaration 9.7 Unsightliness:** The board discussed the section in the Declarations 9.7 and debated if a policy that addressed the process and guidelines for enforcement, verses amending the declarations to clarify what is or is not allowed would be preferable. The board is interested in having all the owners weigh in on any changes even if it was determined a policy was a good choice. An amendment to the declarations would require a vote of all owners. Ginny agreed to speak with our attorney for advice on best practice and to see if he has examples from other owners associations. A draft policy was submitted to the board by a group of residential owners. They have boats and trailers they would like to be able to park in their yards or parking spaces. This was also discussed but the board felt they needed input from our attorney on the options, prior to working on a draft of their own.

- D. HI Subarea Planning Committee:** The board discussed how to facilitate the HI subarea committee that was formed during the Lawson Hill Annual Meeting. It seemed important to educate them with information they would need about Lot HI before they get started. The board agreed to have Pam check availability and schedule a meeting at the library in the evening at approximately 5:15PM. Preferably with an option to project the aerials and the mass and scale drawings for a 30,000 square foot building, along with the requirements for parking and the current zoning. It was also agreed Pam should send out an email to the general membership about the meeting in an effort to include others who were not present at the annual meeting.
- E. Road Maintenance:** Bill said he had been pricing chip seal with a fog coat from Intermountain Slurry. This is the same product that was applied from the Placerville intersection heading toward Ridgway. It appears to be holding up quite well and also appears to be affordable. They tend to work on Highways and not independent subdivisions. Bill thought if the project was grouped with other subdivisions in the region, maybe they would be interested. Pam had already supplied Bill with the square foot measurements for Lawson Hill and he said he had quickly double-checked the numbers using Google earth and they were in the ballpark. Ginny asked about the warranty on the front entrance slurry that was applied 2014. Pam stated she had filed a formal complaint and that Sealco had offered to come back when the weather cleared with a free tank load of spray injection patching material and level out the entrance. It was agreed the slurry was a test for Lawson and had failed to meet expectations; it would not be used again. The chip and fog coat appears to be a better alternative if we could entice the same company that performed the work on the highway to work within the development.
- F. Bicycle Tour Camping:** Pam explained she had a phone call from Bicycle tours of Colorado who is asking if we could accommodate them camping on the fields. This is a non-profit organization looking to camp for two nights three days after Bluegrass 2016. He anticipates up to 500 campers all arriving by bicycle. The board recognized this would not be a big money maker but more of a community benefit. The board agreed to lease the field for \$1,500.00 for the two nights.
- G. Shared Maintenance Agreement:** Pam said that Tom Kennedy had completed the drafting of the Shared Maintenance agreement with Lot J1 and J2 for the 501W parcel. The owners had signed it and she now needed Bill de Alva to sign and record the document. He agreed and took the document with him to record. The plan for the stairs has not been completed, as the stairs they had designed in the office, did not work in the field. They were going to survey the area and redesign the stairs.
- H. Small House Discussion:** Pam had an inquiry about allowing for a trailer as a small home. The board confirmed that trailers are not allowed and all homes would need a permanent foundation. The water tap and sewer connections would be a requirement. DRB would likely approve a small home if the design aesthetics matched the neighborhood and the design standards for the property.

- I. Other:** Bill brought up the new statute for licensing for Community Association Managers and asked if Pam was familiar with the requirements for the license. Pam stated she was and had begun researching the options for the 24 hours class and testing. Julie asked if the board was willing to fund all the requirements for the CAM license. The board confirmed they would pay all the costs associated because it is very important for Lawson Hill to meet all the State requirements.
- J. Other:** Ginny wanted to congratulate the board on their success with getting the County to finally adopt the New Deed Restricted Covenant for the Lawson Hill Owners to sign. It was great the County in the end did the right thing by listening to the owners and approved the minor amendment requested.

**3) Old Business:** Updates or discussion

**A. Water Rights for Wells 1 and 2 Exploration:** Pam stated she would like to hire an expert to explore the value and possible uses for the water rights and to determine their value to Lawson Hill. The board agreed and discussed who might be worth talking to.

**4) Adjournment:** Julie made a motion to adjourn, Bill seconded and the motion passed.