

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, September 16, 2015

SITE VISIT: Bill de Alva, Jody Van Stratt, Julie McNair and Pamela Hall attended a site visit at the Keystone Overlook to view the access request.

Bill called the meeting to order at 9:10AM

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

Additional Attendees: Bill Gordon, Dan Dockray, Tom Farrell, Bruce Wright and his assistant with One Architects.

1) **New Business:**

- A. **Hub Lot Preliminary Proposal Discussion:** The board discussed a draft preliminary proposal for the Hub Lots 2A, 2B, 2C and 2E. They shared their concept and the board asked questions and gave input.
- B. **Request for Access Improvements from Keystone Overlook to first Gorge Trail Bridge through Lawson Hill Open Space:** The board visited the site and discussed the request to improve access. Multiple concerns were raised about providing additional access to the River Corridor from an Overlook including easy access for individuals to bring their dogs into a “no dog area.” The area described for improvements is not an existing trail but instead has been put in by a few as a short cut for their own personal benefit.

Motion: Jody made a motion to deny the request for the trail connection from the Highway Overlook. Julie seconded the motion and it passed 4-1.

- C. **Other:** The board discussed Lot HI and what might be desirable to build there to meet the Lawson Hill and regional needs. A large meeting room that could meet multiple needs was discussed. The current zoning was read and the vagueness of what the matrix calls out was questioned. The board wants to explore if building a facility that serves Lawson Hill needs but also has the ability to serve the region for meetings, wedding and special events is feasible. This could be the first piece of a plan that could be added to as time passed and the resources became available.

2) Old Business:

- A. Neighborhood Commercial CPC Meeting Update:** The board gave a brief update of the CPC work session held September 9th. It seems that Mike Rozycki does support amending the master plan to allow some limited Neighborhood Commercial on the Industrial lots through a process that would address parking and other impacts based on the specific use. Mike is also interested in allowing a conversion of Light industrial square footage to housing on the live work lots. It is anticipated that an amendment to the regional master plan, allowing Lawson Hill's industrial lots to consider some neighborhood commercial and an amendment to address the conversion of industrial square footage to housing in the live work portion of Lawson Hill will be scheduled on the October 14, 2015 County Planning Commission meeting agenda.
- B. Wells 1 and 2:** The board briefly discussed the letter from Ryan Altenburg and Aaron Clay addressing some of our questions about the wells viability for Lawson Hill needs. The letter indicates it would be expensive to develop the wells and there value in question, as they are a junior right and would likely be called early. The one thought was that the right may be added to our existing golf course ditch right that we currently access from the skunk creek intake. Pam was going to follow up with Aaron and Ryan to explore the movement of the right to the Skunk creek diversion.
- C. Other:** The board discussed the tiny house presentation by Kris Holstrum and Jim Burleigh to the Town of Telluride town council yesterday.

Jody asked Pam if she had passed the Community Association Manager exam. Pam said she had passed the tests, met all other requirements and applied for the license. At the time of the meeting the license had not arrived but coincidentally it was delivered via email the same day as this BOD meeting.

3) Minutes: Reading and approval of the Draft May 19, 2015 BOD Minutes.

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

4) Adjournment: Jody made a motion to adjourn and Julie seconded and the motion passed.