

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, October 21, 2015

Bill called the meeting to order at 9:00AM

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

1) **Minutes:** Reading and Approval of the Draft September 16, 2015 meeting.

Motion: Julie made a motion to approve the Minutes as drafted, Jody seconded and the motion passed.

2) **New Business:**

A. TMC Request Letters: The Medical Center made a request through Tom Kennedy that Lawson Hill consider writing two letters on their behalf to respond to the Army Corp of Engineers. The Army Corp is asking the Medical Center to show that there were no other viable sites for their 40,000 square foot facility. Lot HI is only zoned for 30,000 sq. ft. and the Hub Lots are not zoned appropriately nor do they have the square footage required to accommodate the facility. Pam emailed draft letters to the board prior to the meeting for their review and comment.

Motion: Julie made a motion to send two letters in response to the Medical Center's request to have Lawson Hill clarify the reasons the facility could not be accommodated within Lawson Hill. Bill seconded and the motion passed.

B. Governance Documents: Tom Kennedy provided an example set of Governance Documents for the board to consider. CIOA is requesting all associations to adopt governance policies and Tom Kennedy is recommending Lawson Hill adopt a set of governance policies.

C. Chip and Seal Proposal: Bill had two bids for chip and seal for all the roads in Lawson Hill. It was discussed that this may be a good solution to stabilize and refresh our roads. He preferred the United Company bid because it included sweeping and fogging the chips after application. This was just under \$200,000.00. The board thought this was worth considering. They debated which roads should be treated or if all the roads should be treated at the same time. Some of the newer roads may not need this at this time. There may be some associated cost for shoulder work and/or surveying. The board decided to discuss this again at budget time in February.

3) Old Business:

- A. Neighborhood Commercial CPC Meeting Update:** The CPC approved the master plan amendment-allowing neighborhood commercial to be considered in Lawson Hill. We however need a written process from the County that an owner could follow to achieve neighborhood commercial on their property. The board feels we should continue to pursue the amendment to the Land Use Code for a new definition of light industrial in Lawson Hill.
- B. Financials:** The board briefly discussed the year to date financials.
- C. Lot HI Continuing Discussion:** The board continued to discuss ideas for development of Lot HI. The board has discussed the possibilities of a large meeting room with commercial kitchen and bathrooms. The board agreed they should do a financial analysis to discern what Lawson Hill could afford for debt service.
- D. Other:** Pam explained she had given Hub 2B a new one-year special use permit for their staging uses. This special use clarified that there is no storage of gravel, dirt and raw earth materials. The board confirmed they do not want to have any gravel, dirt or raw earth materials stored and trucked in Lawson Hill because the impacts on our roads are too great for no gain.
- E. Annual Meeting:** The board thought a meeting in mid March would be good. Pam would contact the Library to secure a date.

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