LAWSON HILL PROPERTY OWNERS CO.
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ANNUAL MEETING MINUTES
THE LAWSON HILL PROPERTY OWNERS COMPANY
WEDNESDAY, MARCH 15, 2017 at the WILKINSON PUBLIC LIBRARY

Bill de Alva called the meeting to order at 5:15 PM

WELCOME: Introduction of the current board.

1) PROOF OF NOTICE OF MEETING: Pam confirmed that notices were emailed January 30th; packets for the annual meeting were emailed March 1st. Notices and Packets were sent via US Mail to those who do not have an email on file with the association. The notice and agenda were also posted at the Post Office in Lawson Hill. Those present confirmed receiving notice.

2) ROLL CALL: Members Present:
Bill de Alva, Julie McNair, Jody Van Stratt, Pamela Hall, Ginny Gordon, Lance Waring, Brian Anderson, Don Boggs, Tom Bonfietti, Dylan Brooks, Dave Bulson and Michelle Haynes, Laura Colbert, Jerry Delozier, Jim Dolan, Patrick Drew, David Eckman, Tom Farrell, Jean Frankenstein, Randy Fitzpatrick, Chuck Glass, Dennis Green, Karen Guglielmone, Stanya and James Gorraiz, Barbel Hacke, Rich Hamilton, Conor Intemann, Shane and Laura Jordan, Mark and Jackie Kennefick, Carol Lee, Karen Marshall, Pam McCreedy, Caitlin Orintas, Rob Petrie, Dany Ramirez, Eric Robinson, Dean Rolley and Vicki Phelps, Alpine Lumber, Rhonda Muckerman, Telluride Mountain School and Hub Land Co. submitted proxies.

It was determined a quorum was present in person or by proxy.

3) READING AND APPROVAL OF THE MINUTES: Jean Frankenstein made the motion to approve the minutes from the 2016 Annual Meeting as amended, Dylan Brooks seconded and the motion passed by a majority present.

4) ELECTION OF OFFICERS: There was no election. The incumbents Bill de Alva and Jody Van Stratt ran unopposed. They begin new two-year terms.

5) NEW BUSINESS:

A. Draft Policies- Discussion, Written Comment due March 21st, 2017

a. Hunting: The draft policy concerning hunting, trapping and similar activities was discussed. Bill explained that issues, which arose in the community or questions by members, instigated the board to draft the three draft policies that are being discussed. He said this hunting policy had been drafted to help clarify the "No Hunting" statement in the Lawson Hill declarations and was instigated by the trapping and dispatch of a bobcat that had been frequenting Lawson Hill, jumping on decks and threatening domestic animals. The animal had been trapped and dispatched without notice or permission from the Lawson Hill Property Owners Co. The owners company had already set traps with the intent to relocate the animal. The trapping and dispatch of the bobcat had created a stir in the region which led the board to take steps to draft and circulate this policy to help educate our owners, that there is no hunting allowed in Lawson Hill without written permission from the board. Some present said they called the DOW but did not think to report the nuisance animal to Lawson Hill. The Lawson Hill board said it is difficult for them to take action if the members do not inform them of the problem.

b. Encroachment: Bill explained that this policy was also initiated after an owner brought an encroachment concern to the boards attention. We recognized that we needed a policy that spelled out a process to deal with these. Dave Eckman had emailed Bill a list of questions about the encroachment policy, hours before the meeting. Bill read some of the questions and did his best to address them. There was concern that there could be a large number of encroachments and the Draft Encroachment Policy created an expectation that the association would pursue every encroachment. This is not the intent of the draft policy but the policy is intended to provide a tool for the association to address encroachments that may be brought to the board's attention. Bill stated that written comments would be accepted until March 21st. Michelle Haynes said she had some thoughts and would submit them in writing for the board's consideration. She also stated that the Town of Telluride makes all their encroachment permits revocable.

c. Road Maintenance and Snow Plowing: Bill explained that this policy was instigated because of questions surrounding why we plow and maintain certain access easements but not common elements. We hired our attorney to create a policy that spelled out what we plow and maintain and our ability to enter into separate maintenance agreements and invoice the parties separately. It was questioned if it would be cheaper for San Miguel Ridge to tag onto the Lawson Hill contract but Pam explained it is a time and material contract and that likely the cost per hour was the same. Telluride Gravel does the work for both entities. However if San Miguel Ridge wanted to compare invoices and per hour cost we would be happy to meet with one of their representatives.

B. Bark Beetle Block Caps: Pam explained that there is a product that protects the douglas fir from the bark beetle by applying a cap to the Douglas fir that emits pheromones and makes the beetles think the tree is already full of Beetles, therefore protecting them from a new invasion. It is relatively inexpensive and the Colorado Forest Service can be contracted with to apply the caps to individual trees. Pam is meeting with the Forest Service later this week to assess how many douglas fir trees are in our community. We will send an email when we are ready to apply them and allow owners to not participate if they wish, otherwise we will attempt to treat all the trees in the residential, commercial and open space parcels adjacent to the community.

C. Interest in Composting: Pam explained she had met with Eco Action Partners and Kris Holstrum who are interested in bringing composting opportunities to the area. They are writing grants to see if they could buy equipment to place in our communities. They wanted to know if Lawson Hill might be interested. The board decided they would explore the success Eco Action has grant writing, placement of equipment in the area and how successful the program is.

6) OLD BUSINESS:

A. TMC Update: Bill stated that the TMC board president had kept Lawson Hill in the loop as far as their current search for a new site for a medical center. He confirmed they were working toward procuring a site for a new medical center on the San Miguel Valley Corp. property located near the sewer plant. This site is their first choice due to the better access to the highway.

B. Other: Pam explained there were some service dogs that had been granted an exception to the "No Dog" rule in Lawson Hill with specific conditions and asked members to be considerate of those owners. If they have concerns about a specific animal they should contact the Lawson Hill office. The owners of service animals are encouraged to have their service dogs wear vests that identify them as a service animal.

7) 2017 Approved Budget-Financials: The budget and Year End Financials were projected, explained and discussed.

8) Adjournment: Bill called the meeting adjourned at 7:40