LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING
Thursday, May 11, 2017

The meeting was called to order at 9:00AM

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Jody Van Stratt, Pamela Hall, Shane Jordan and Lance Waring.

1) Legal Council: Tom Kennedy met with the board to discuss the draft encroachment policy. He explained that he saw this policy as a tool for the board that would allow the association to deal with encroachments that might come up, particularly during closings. Tom explained that in Telluride if there is an encroachment they may be permitted but the permits are all revocable. In the event the town needs the area for a sidewalk or road widening, they could revoke the permit. He is proposing that our policy on encroachment deal which each one on a case-by-case basis. If the encroachment may impact the association in the future, it may only be granted a permit with specific conditions, which may include being temporary or revocable. The board felt comfortable with the latest edits to the draft encroachment policy and felt it took the burden of enforcement for every encroachment in the development away from the board. Tom agreed he would write a cover letter explaining the encroachment policy that could be sent around to all owners prior to adoption by the board.
Tom also asked if we required an ILC when a DRB application was submitted. The board felt comfortable that they had requested a survey for any new construction and would prefer to have some freedom to not request an ILC depending on the specific application.

2) Minutes: Reading and approval of the Draft March 22, 2017, BOD Meeting Minutes

Motion: Jody moved to approve the minutes as presented, Lance seconded and the motion passed.

Motion: Lance moved to approve the Draft Annual meeting minutes as amended for posting on the web site, Bill seconded and the motion passed.

3) Old Business:

A. **Lot HI Leasing:** The board discussed the demand for parking spaces on lot HI. Pam reported that there is a wait list currently and wondered how to prioritize granting leases. The board wanted to prioritize spaces for the residents as they have limited parking and are not allowed to

store boats and trailers at their property. Businesses in Lawson Hill are required to provide adequate parking for their tenants and should not rely on Lawson Hill to provide additional parking for leasing. Allowing owners to lease second spaces when there is a high demand is probably not fair to those in need of parking. They decided to look at the Lot HI during the site walk later this day and consider if they wanted to lease additional spaces subject to removal prior to event parking. At the site walk it was determined the board thought it was currently leasing as much of the lot as they wanted to for truck, boat, car, and trailer parking and did not want to complicate enforcement or burden the staff for limited financial gain.

4) New Business:

A. Site Walk: The board started their site walk at the front entrance and looked at ideas for improving pedestrian access for both bicyclists and walkers. They continued up to Lot HI and then up the trail in front of Mountain School to Homers drainage problem. The board discussed the drawing from David Ballode and really did not like the plan that pushed the pedestrian trail to the edge of asphalt. Bill agreed he would contact David Ballode and explain our concerns with the current drawing and ask David to rethink the solution and get us new drawing for consideration..

5) Adjournment

Motion: Bill made a motion to adjourn, Lance seconded and the motion passed.