LAWSON HILL PROPERTY OWNERS CO.
138 Society Drive, Suite B
P.O. Box 3927
Telluride, CO 81435
970-728-5893

**MINUTES OF THE BOARD OF DIRECTORS MEETING**
**Wednesday, March 22, 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, Julie McNair and Lance Waring.

**1) Minutes:** Reading and approval of the Draft February 22, 2017, BOD Meeting Minutes

**Motion:** Lance made a motion to approve the minutes as amended, Jody seconded and the motion passed.

**2) New Business:**

A. **Appointment of Vacated Seat:** Ginny submitted her resignation to the Board to coincide with the end of the Annual Meeting.

**Motion:** Bill moved to appoint our current alternate Lance Waring to the regular seat. Julie seconded and the motion passed.

B. **Appointment to the Alternate Seat:** There were two letters of interest submitted for the alternate seat from Shane Jordan and Michelle Haynes. The board expressed their dilemma because both individuals are outstanding candidates. After some discussion about Shane's length of time in the Lawson Hill community and participation with the DRB, it was decided that the best option might be to appoint Shane to the board seat and make a personal request to Michelle Haynes to ask her if she would consider accepting an appointment to a seat on the Lawson Hill DRB. Bill stated he would call Michelle and make the request and explain the outcome of the vote.

**Motion:** Julie made a motion to appoint Shane to the alternate seat, Jody seconded and the motion passes.

### C. BOD Election of Officers:

**Motion:** Jody made a motion to elect Bill de Alva as President, Lance Waring as Vice President, Julie McNair as Treasurer, and Jody Van Stratt as Secretary. Julie seconded and the motion passed.

## 3) Old Business:

### A. Adoption of Policies and /or Discussion of Policies

**Hunting:** The board discussed the hunting policy, the comments made at the annual meeting and the written comments from Jackie Kennefick. The board did not want to name specific animals in addition to rodents but was in agreement that a nuisance animal within a home may be trapped without noticing the Lawson Hill office. However any nuisance animal that is outside of the home should first be reported to the Lawson Hill office and allow the Lawson Hill board to make the decision on if the animal is indeed a nuisance to the community and if, or how the animal should be trapped.

**Motion:** Bill moved to approve the Policy Concerning Hunting Trapping and Similar Activities as amended, Lance seconded and the motion passed.

**Encroachment:** The board discussed the conversation that took place at the annual meeting about the draft encroachment policy and the written comments from Michelle Haynes and David Eckman. The board is most concerned with hard encroachments such as decks, stairs, play sets and major landscaping or anything that impacts the association's use of it facilities. The board is very clear that if owners followed the DRB process laid out in the Declarations then encroachments would be less likely to occur. The board also voiced their concern with the liability associated with encroachments onto association properties and easements. Through a waiver process, the board can set conditions for allowing the encroachment to remain, which may include a release of liability. The option of sending this back to Tom to see if he could soften the language is one option. This document was intended to be a tool for the board that offered a solution for dealing with encroachment problems. The intent of the document was for each encroachment to be dealt with individually depending on the impact and process that took place when the encroachment was installed. It was decided to send this back to Tom for his expertise in possibly simplifying the document.

**Maintenance and Plowing:** There were no written comments about this policy and the board discussed the comments made at the annual meeting.

**Motion:** Julie made a motion to approve the Repair, Maintenance and Snow Plow Policy as drafted Jody seconded and the motion passed.

**4) SMC Intercept Parking Policy**: The board discussed the draft intercept parking policy that the County had copied us with. She also told the board that the Gordon's Lot A-1 LLC was challenging the draft presented.

**5) Adjournment**

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