LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING
Wednesday, September 20, 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, Lance Waring and Shane Jordan

1) **Sewer Plant Update:** Karen Guglielmone from Telluride Public works asked to meet with the board to discuss their latest findings at the Telluride regional sewer plant. She reported that it is quickly reaching capacity for solids, being at approximately 95% of the plants capability. In 2013 they began to notice the peaks were beginning to reach their limits. The report however shows they still have plenty of capacity for clear liquid flow. She also noted they have witnessed unusual spikes in other contaminates; one of those is copper that is entering the system in unacceptable levels. They are searching for the industrial uses that may be creating this. She said they believe the solid waste has increased because of low flow toilets and items such as garbage disposals that condense the waste. Bottom line, they will be looking for new technologies and solutions to the current plant. They need land for expansion and the cost to update and expand the facility are significant. Karen said they are interested in forming a committee in January to discuss funding the expansion. They would welcome a Lawson Hill participant.

   Karen also voiced concern for the runoff from Society Drive ditch into the flow and testing area for the sewer plant.

   The water connection agreement for Lawson Hill is fee based. Lawson Hill pays 1.25% of what the Town of Telluride pays for the same service.

   The Lawson Hill board thought that the Public Works should be looking to other similar communities to see what they are doing to meet the capacity and output requirements at those facilities.

2) **Minutes:** Reading and approval of the Draft June 12, 2017, BOD Meeting Minutes.

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

3) **New Business:**

A. **Bluegrass Multi Year Contract:** Bluegrass has asked for Lawson Hill to grant a new multi year camping agreement for the playing fields. We have leased the property for camping to them since 2002. Mostly we have offered them 5-year agreements. Pam advised they have been easy to work with and are well organized. The camping runs smoothly even with the increased capacity they utilized last year. The parking agreement on Lot HI has been and will remain to be a year-to-year agreement.

Motion: Jody moved to approve a new 5-year camping agreement with terms similar to previous contracts. Julie seconded and the motion passed.

B. **Expanded Office Space:** Pam explained that the adjacent office space would be available soon. If Lawson Hill was interested in leasing the space it would allow for expansion of storage, document storage, and a better conference area. Board discussed benefits and costs associated with this expansion.

Motion: Lance made a motion to lease the adjacent space on a month-to-month basis, Jody seconded and the motion passed.

4) **Old Business:**

A. **Encroachment Policy Adoption:** The amended policy was circulated to the owners and written comment was accepted through September 13th. The board was copied with the few written comments received.

Motion: Julie moved to adopt the encroachment policy as presented, Lance seconded and the motion passed.

B. **Work Session Long Range Planning:** The board was given a print out copy of the draft priority assessment list that Bill de Alva had created. The goal is to quantify the future needs and wants of Lawson Hill and prioritizes them. The board is working to come to some consensus over how to approach this goal and get good input from our owners. It may be a series of special meetings that would allow the brainstorming to begin, and /or a survey or maybe a sub committee to help the board with brainstorming. After a long discussion the board agreed to remove some lines from the spreadsheet that were deemed not necessary to this current goal.

The board is still considering what the loss of our industrial zoning to the Mountain School and the possible conversion of the live work to residential only means to Lawson Hill. Bill said that while looking at the development possibilities for Lot L and E they were able to fit additional units but could still not use all the zoned square footage.

The board continued to debate how to proceed with this process. How to educate the owners as to what each decision may mean and what we may be giving up by making a decision to just sell.

The idea of a recreation center has been thrown out there over the years but it is old information, there have been no recent surveys of our owners that determined this as a priority.

Julie feels the board should further define what a recreation center is by breaking out the actual components, how much square footage they need and what the cost to build each component might be.

The board agreed to continue this discussion at our next meeting that has been set for October 18th, at 9:00AM in the LHPOC office.

5) Adjournment: Julie moved to adjourn, Lance seconded, and the motion passed.