LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING
Wednesday, October 18, 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) **Minutes:** Reading and approval of the Draft September 20th, 2017 BOD Meeting Minutes.

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

2) **Work Session Long Range Planning:** The board continued their discussion about Lawson Hill planning. First off was a rehash of the steps the board had taken in previous years, to explore the addition of neighborhood commercial in Lawson Hill. Shane asked what the process was to add neighborhood commercial. It was likely a two-step process to the SMC planning commission and to the BOCC, if the chosen path was a new definition of Industrial in upper Lawson Hill. Pam was asked to send Shane and Lance the special attorneys opinion on the utility agreement, a copy of the application letter to SMC, and the adopted Telluride Master Plan Amendment for neighborhood commercial in Lawson Hill.

The discussion continued with the challenges that adequate parking might have on certain neighborhood commercial uses. The board thinks it would be worthwhile to reach out to Society Turn Business Center's managing partner, Kathy Green, and find out how far they have gotten in the process of adding additional neighborhood commercial to the B Lots.

Discussion continued on the priority assessment sheet. Julie stated that the board was smart to secure their own future by purchasing Lot HI to meet all the unforeseen future needs specific to Lawson Hill. Julie and Pam expressed their opinion that it is important to consider our own long-term needs before considering a sale of the property.

Bill reminded the board that the purpose of the priority list was to identify and prioritize Lawson's near and long-term needs and wants in order to have a rational basis on which to evaluate the need to retain ownership of some or all of Lot-HI. Bill also encouraged the board to "think outside the box", stating there may be opportunities to meet Lawson's needs other than on Lot-HI.

The board debated how to get the necessary feed back from our owners on what current and future needs there may be. The idea of a survey and a special meeting to help educate our owners before sending out a survey seemed plausible.

Lance feels there may be a moral obligation to meet the needs of the region. Bill asked whether any of the board believe insuring the Telluride Hospital District has a site when the lease on the current medical center expires in 2031 might be important to Lawson owners.

Jody said she felt it was unfair to have this pressure applied to Lawson Hill, pointing out that we had only minutes before discussed using Lot-HI to help solve our own parking issues. The burden of trying to determine all our future needs before we have reached full build out is difficult.

Julie stated that as a board we had already said we would only consider selling off up to one half of Lot HI and retain the other half for our own internal needs. The lot has not been for sale and this discussion has been prompted only by the needs of others.

Motion: Julie made a motion that Lot HI is not for sale. Pam seconded it. Discussion ensued. She amended the motion to read, " at this point in time, the land is not be for sale" discussion continued. The motion failed.

The board concluded they were most interested in getting input from the owners on a host of questions and would continue to move toward a survey.

3) **TFPD John Bennett** – John explained his perceived needs for the districts long term growth. He had sketched a 24,000 square foot facility with meeting rooms, sleeping rooms, apartments, a large garage for ladder trucks and underground parking to accommodate their own anticipated parking needs. He explained a facility in Lawson Hill would possibly help Aldasoro and Last Dollar reduce their insurance premiums. Lawson Hill is already within 5 miles of the Telluride Fire Station, so a Lawson Hill location would not reduce premiums for our owners. In the past Bill de Alva had told the LH board that the Fire District was looking for a small amount of space, under 10,000 sq. ft. for a ladder truck and parking for emergency vehicles. This is a significantly larger facility then was originally anticipated as their need.

4) **New Business:** The date for the annual meeting was tentatively scheduled for Wednesday, March 14th, 2018 at the Telluride Public Library. The board would check their schedules and respond with conflicts to Pam by Monday, October 23rd.

5) **Old Business:**

A. **SMPA update:** Pam advised the board that SMPA was finished with the underground construction for the new line. There had been a lot of controversy about the shape Williams had left the trail in so there had been multiple on site walks with County Commissioners, County Planning, Forest Service, SMPA, the bicycle alliance, and Lawson Hill. SMPA are obligated to return the trail to preexisting condition. She sent an email requesting they include wildflower in the re-seed mix and the replacement of willow that had been removed or damaged.

B. **Intercept Lot Update-DRB Meeting Work Session:** Pam updated the board on the work session that took place with the County September 21st for the County Intercept Lot Design. She reported that there had been no further communication from the County or their design team.

6) **Adjournment:** Lance moved to adjourn, Jody seconded, and the motion passed.