

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, August 30, 2018

The meeting was called to order at 8:30AM

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Pamela Hall, Lance Waring, Shane Jordan and Laura Ellison

- 1) **MINUTES:** Reading and approval of the Draft June 27, 2018 BOD Meeting Minutes.

Motion: Laura made a motion to approve the minutes as presented, Lance seconded and the motion passed.

Andy Shoff and Scott Strand Attended to Represent the School

- 2) **Telluride Mountain School Work Session:** The board discussed the history with the school and their 3 Phase proposal. Scott provided a new survey map of Lot G. He said they would like to combine all the lots and retain all of the entitlements listed in the matrix and associated with the industrial zoning, but in addition, add independent school. They would like to amend the definition of independent school to expand the hours and season of operation among other changes. They would like to retain all the square footage but were asking to reduce the parking requirement on the matrix. Much of this would be accomplished through a process with San Miguel County and referred to Lawson Hill for conceptual approval. After a long discussion, the board agreed to give them a written response to their requests once they had a chance to formulate the board's consensus on the proposal.

3) OLD BUSINESS:

- A. **Encroachment Agreement, Franck:** Pam explained the history behind the deck encroachment. All the materials had been submitted to the board in advance of the meeting. Jim Boeckle, the Fire Marshall had signed off on the placement and the neighbors also provided a notarized acknowledgement.

Motion: Lance made a motion to approve the encroachment, but to add language about the utility easement and to check with Tom Kennedy about what exactly should be recorded, so that the adjacent property owner would be linked during a title search. Bill seconded and the motion passed.

- B. Amended Bylaws and Governance Policies:** The board confirmed they were ready to go out to the owners for written comment if Tom Kennedy had no other comments.
- C. Front Entrance, Side Walk and Drainage Surveying:** The board discussed the possibilities of adding a new connection to the pedestrian path next to STBC. Bill explained the history of the challenges he had getting the correct information to Ballode so he could start on the drainage and path by Homer's. We also want the survey info for the front entrance. Bill suggested we should convert all his data to a useable map. Bill said he could make contact with San Juan Surveying, who is using this type of data and there are other outside companies who could convert it as well. Bill said he could get an estimate of cost from at least two companies for our review. It was agreed we would like to work local if possible.
- D. Other:** We discussed Jim Bedford's email recommending we come up with a flyer to handout at his businesses explaining why there are no dogs allowed in Lawson Hill. Laura said we could pay for an ad on the trail map as a way to educate the public. Lance recommended calling Lance McDonald to see if they have information that could assist. We discussed Telluride Brewing request for free parking and determined we could offer Tommy a shorter lease for the duration of the construction on the intercept lot but could not offer him free parking. We do have time in management and have established a policy for tenants needing parking. A written response was to be drafted and submitted to the board through email for approval before sending.
- E.** The Mountain School parking lease was discussed and it was determined that to establish parody, they should be paying the same as other commercial entities.

4) NEW BUSINESS:

- A.** Bill reported the SMVC is having a work session with the County planning department on September 12. They will be the development of their 20-acre parcel surrounding the sewer plant. They will likely discuss a site for the Telluride Medical Center and expansion of the existing sewer plant. The development is adjacent to Lawson Hill and could impact Lawson depending on how it is ultimately developed. Pam will be in attendance as a planning commission member.
- B.** Pam said she would like to do trail maintenance on the trail from the fire access all the way past mountain school to the Galloping Goose. It has become very rutted and has not been done for 10 years. Everyone agreed that would be a great idea.

5) ADJOURNMENT:

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