

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday October 17, 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, and Shane Jordan

- 1) **MINUTES:** Reading and approval of the Draft August 30, 2018 BOD Meeting Minutes.

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

- 2) **FINANCIALS:** The board discussed the owners who are in arrears with their dues and the year to date budget verses actual.

- 3) **OLD BUSINESS:**

- A. **SMPA Easement-Default:** The board concluded that the trail has not been restored back to pre-construction conditions. The board decided to table drafting the notice to SMPA until the entire board, was able to complete a site walk together. This walk was scheduled for October 29th.

- B. **Restated and Amended Bylaws and Governance Policies:** The board discussed the written comments received after the two documents were circulated to our owners. The board agreed to remove the section in 3.10 (b) that dealt with a percentage of ownership required for voting. They also discussed the overlap of DRB and board and Management and board. This led Bill to say he would easily be willing to step down from the DRB, but has been reluctant to until the board has had a chance to adopt new DRB guidelines. Lance suggested that we consider paying Shane and Bill to review and revise the guidelines. They thought they could sit down after the first of the year for an afternoon to initiate a revision. The revised version would be vetted by the BOD and DRB and once satisfied, the draft guidelines would be sent to all our owners for written comment. This discussion may be placed on the agenda for the Annual Meeting before adoption.

Motion: Lance made a motion to adopt the Amended and Restated Bylaws with the deletion of section 3.10 (b) specific to percentage of ownership. Bill seconded and the motion passed.

C. Front Entrance, Side Walk and Drainage Surveying: Bill said he had made contact with Chris Kennedy, and that he is very interested in converting the data Bill provided into a usable format. They plan to meet next week and go over the scope of work. Chris is familiar with all the software Bill uses, and once they meet, Chris Kennedy will put together a proposal for the boards review.

D. Other: Pam updated the board on the SMVC 's work session with the County planning department for their 20-acre parcel at Society Turn. There was discussion about gifting the Medical Center a site for their new facility and increasing the sewer plants property by approximately one acre. This of course comes with the caveat that they are able to get the entire plan through the planning process and the have retain enough developable square footage themselves to make a viable business plan. They were interested in possibly having a hotel site, mixed use commercial, and a considerable amount of food and beverage. They may need to provide housing mitigation based on the final square footage granted through the PUD process. This was only a work session and the plans discussed were preliminary.

4) NEW BUSINESS:

A. Application to Modify Lot HI- Discussion: The board discussed if and how we should start moving forward with a plan and eventually an application to SMC to modify Lot HI's zoning allowed per the matrix, lot lines, and the vacation of the temporary trail easements. The board agreed it would be in Lawson Hill's best interest to determine what we are most interested in seeing on the site. It may include some neighborhood commercial, Lawson Hill community needs or possibly some housing. The board agreed this discussion should be continued to our next meeting. Once Chris Kennedy converts Bill's topographic data, we will have a new map of HI to work with.

B. Board Seat: We thanked and acknowledged Lance for his service, and wished him luck as our next County Commissioner. We have already solicited letters of interest for a new alternate and three individuals replied Bob Gleason, Matt Kuzmich and Mike Doherty. The board was delighted to have 3 qualified applicants. After discussing their letters of interest a motion was made.

Motion: Shane made a motion to move Laura Ellison up to the regular seat vacated by Lance and appoint Matt Kuzmich to the alternate seat. Bill seconded and the motion passed.

C. Other: Pam explained she had received a complaint about the chickens that a residential owner has started to keep in their yard and wondered how to proceed. The board agreed Pam should give the owners a heads up to the language in section 9.9 regarding animals, and ask them to make efforts to mitigate the noise. Pam shared with the board that a few kids have added a winter rail park on our open space. She has not received any complaints but wanted to share this with the board. It was agreed we do not want to discourage kids from having fun. If it becomes a problem, we will revisit this

5) ADJOURNMENT: The board moved to adjourn.