

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday June 27, 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 May 23, 2018, BOD Meeting Minutes.

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

- 2) **OLD BUSINESS:**

- A. **Governance:** The board discussed and considered language that had been added and/or modified to the draft Governance Policy since they last saw the draft. It was determined we should spend a little more time going through the document and editing to make sure it is addressing all aspects of our governance appropriately. Once approved for distribution, it will be sent to all owners with a two-week timeframe for written comment. A note will be included explaining that a Governance Policy is both best practice and required by State Statute. We will allow our owners two weeks to read and provide written comment. The board will then adopt governance document.
- B. **Restated and Amended Bylaws:** The board reviewed the draft document and compiled questions for Tom Kennedy to clarify. Once it has been cleaned up, we will recirculate it amongst the board for additional comments. Once approved for distribution, it will be sent to all owners with a two-week timeframe for written comment. Once written comment has been received and considered the bylaws will be adopted by the board.

- C. **Intercept Lot Update:** Pam updated the board that San Miguel County had chosen a contractor for the Park and Ride development. They picked Stryker, the same contractor that has been working on the Hub2B buildings. The bid came in under estimated budget and they would likely plan to start the week of July 9th. The board was also provided the amendment to the Lawson Hill matrix adding square footage for the bathrooms and lowering the number of parking spaces to what actually fit and was approved with the plan.
- D. **Front Entrance, Side Walk and Drainage:** The board discussed the challenge they have had getting the surveying necessary to move forward with designing the side walk and drainage. Shane suggested we hire a surveyor instead of relying on the conversion of a point cloud to a map. Bill said to give him one more chance to see if he can get David Ballode the information he needs to proceed. We would also need survey work to have the pedestrian bicycle path designed for the front entrance.

3) **NEW BUSINESS:**

- A. **Request From Black Hill Energy:**
The board discussed the request for short-term staging on Lot HI for the repairs to the gas line along the Galloping Goose line. Pam was authorized to offer a short term license agreement at the rate of \$100.00 per day.

4) **ADJOURNMENT:**

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