

LAWSON HILL PROPERTY OWNERS CO.

138 Society Drive, Suite B
P.O. Box 3927
Telluride, CO 81435
970-728-5893

MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, December 20, 2018

The meeting was called to order at 8:40AM

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

- 1) **MINUTES:** Reading and approval of the Draft October 17, 2018 BOD Meeting Minutes.

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

- 2) **DUES:** The board discussed the Annual Association dues charged to our owners. They have not increased in 15 years. Pam said the dues do not cover the operational budget and they are subsidized each year by approximately \$60,000.00 to \$70,000.00 per year from reserve income. We are however still able to save money to the reserve account each year. Bill said if we ever to take on a big capital project and needed the money for a specific project; we could increase the dues at that time.

Motion: Laura made a motion to maintain the same dues schedule as in previous years. Shane seconded and the motion passed.

- 3) **BUDGET:** The board discussed the draft budget. Laura pointed out a few discrepancies in the numbers. Pam said it appeared like 2017 had accidentally shifted lines in excel. She agreed she would take this back and compare to all the QB reports from previous years. The board decided to table final approval until the next meeting. This would give the board additional time to review, and by the next meeting we would have the actual year-end numbers to consider.

4) OLD BUSINESS:

A. Review SMPA Easement-As built: The board considered the as built drawing and amendment to the easement SMPA sent. Bill questioned if this as-built should also specifically locate the above ground boxes. The board agreed that we should require this and in addition modify the amendment to the easement with language that would clarify that any above ground facilities would require board approval prior to installation. An application for approval would include

the dimensions, the location and the proposed screening. The above ground boxes that were installed were not approved by Lawson Hill. Tom Kennedy's email to SMPA prior to the easement being granted specifically asked if anything was going to be above ground, and SMPA said no.

The board also considered Jeremy Fox's statement that he anticipated Black Hill's Energy has a plan to excavate a trench to lay a new gas line.

The board agreed to hold off on approving the as built or amendment to the easement as presented. Pam said she would speak with Kennedy after a written response is received from SMPA. She would clarify that if Black Hill's does want to do new work along the trail, what type agreement would be necessary to provide assurances that either Black Hill's would take over the restoration or SMPA would still be responsible. She would also ask Tom about modifying the proposed amendment to protect Lawson Hill in the future by clarifying that specific approvals are necessary before above ground facilities may be installed.

B. Snow Storage: Alpine asked if they could either dump or pay to dump snow on Lot HI. The board has concerns with offering a solution that is not long term and could become a problem with quantities and debris. Bill said there would need to be environmental mitigation. It was recommended that Pam contact Karen Gugliemone, Town of Telluride Public Works to see how the town mitigates their snow storage on Black bear Road. Shane said he does not want to open up Lot HI to snow storage but he is open to the board working toward developing a plan elsewhere if possible.

C. Front Entrance, Side Walk and Drainage Surveying: Bill said he had a meeting with Chris Kennedy at San Juan Surveying tomorrow and he would know more. Laura pushed to get multiple proposals so the board had a cost comparison.

D. Water Storage Diligence: Pam reported that it was time to file an application to the Water Court to perfect the conditional water rights associated with the Trout Lake Reservoir Illum Enlargement and Golf Course Ditch Exchange. In the process of putting together the necessary information Pam contacted Xcel energy and tracked the releases that have been made from the Trout Lake augmentation pond on our behalf. The report showed our water had been called in 2017 and 2018.

E. Other: Laura voiced her concern over how many small details about the operations of Lawson Hill are unknown to the newer board members and as time goes on, the historic memory that Pam and Bill have may be lost. She said the Fire department was working to have John Bennett start to put in writing some of details of the Fire House in the case of an emergency. This same concept could be applicable to Lawson Hill. She questioned if Pam was being paid enough and thought that the board should discuss this, either in executive session or not.

5) NEW BUSINESS:

A. Continued Discussion Lot HI: The board continued their discussion about Lot HI. They also discussed the fact that SMVA was anticipated to move forward with a Master Plan amendment for their 20-acre parcel at Society Turn.

B. Officer-Vice President: When Lance vacated his board seat, he left the position of Vice president vacant.

Motion: Pam made a motion to appoint Laura Ellison to fill the position of Vice President. Shane seconded and the motion passed.

6) ADJOURNMENT: Bill made a motion to adjourn, Laura seconded and the motion passed.