

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, February 20, 2018

The meeting was called to order at 8:30AM

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Jody Van Stratt, Julie McNair, Pamela Hall, Lance Waring and Shane Jordan

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

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

- 2) **OLD BUSINESS:**

- A. **Consideration of Written Comments by owners in response to LHPOC Planning Pros and Cons sheets and the Special Meeting:**

The board discussed written responses and those made verbally at the Special Meeting on January 24th. The board appreciated the feedback from the owners who attended the meeting and the written responses they received.

Jody said that based on the mixed responses to the sale of Lot HI to the Telluride Hospital District or Fire Department and no overwhelming support for any other specific options presented, that she believes it is the best interest for Lawson Hill to retain the property. Bill agreed there was no compelling reason to sell lot HI now but he was not convinced we needed a motion. Jody disagreed.

Motion: Jody made a motion that Lawson Hill POC continues to land bank Lot HI, minimally until the live work lots along Society Drive have been developed, occupied and the full impact of that development realized and studied. Bill seconded and discussion ensued. A vote was taken and the motion passed.

B. Lawson Hill Long Range Planning:

The board discussed how to proceed with Long Range Planning. Bill suggested we consider meeting with Mountain School, Telluride School District and possibly other owners of I zoned lots. It is important to any planning efforts that we have an understanding of zoning that may be lost. Knowing what landowners may be considering to build on their lots could aid in that process. However some of the vacant lot owners probably do not know exactly what they are proposing to build yet. The Big Dog lots already have DRB approval for a second building. We do not anticipate any change to current zoning. That leaves Hub 2A and Hub 2E still to be planned but likely will not change zoning unless it was to add neighborhood commercial.

Jody thought that we should start the process now to change the zoning on Lot HI while Mike Rozycki is still the County planner. He is already up to speed on the considerable loss of industrial zoning in Lawson Hill to the Mountain School and the likely loss of industrial zoning through a conversion of industrial square footage to housing, on the live work lots. This is a concern to the Lawson Hill board and this could be the right time to try and recover some of that "I" zoning.

The board decided the first step was to invite Mike Rozycki to meet with the board at our next BOD meeting and ask for an update on conversations he has had with our commercial owners about development or neighborhood commercial and the process for the SMVC Parcel (20 acres adjacent to the sewer plant) to develop. The board picked some dates for a March regular meeting and directed Pam to see if Mike might be available to attend.

- 3) **Lawson Hill Annual Meeting Planning:** The board discussed the agenda and timeframe for specific items. They agreed it could be an opportunity for the SMART director to attend our annual meeting and explain the new regional transportation authority and the new Park and Ride lot. Pam was directed to contact David Averill the director of SMART to see if he would be available. Once a draft agenda is drafted it would be sent to the BOD for approval.
- 4) **Other:** Pam explained she had received a request to lease lot HI for approximately 5 days as a test site for crane operators. The board agreed as long as it did not interfere with other events.
- 5) **Adjournment:** Lance moved to adjourn, Jody seconded and the motion passed.