

LAWSON HILL PROPERTY OWNERS CO.

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

ANNUAL MEETING MINUTES THE LAWSON HILL PROPERTY OWNERS COMPANY WEDNESDAY, MARCH 14, 2018 at the WILKINSON PUBLIC LIBRARY

Bill de Alva called the meeting to order at 5:20 PM

WELCOME: Bill introduced the current board and explained that Lance Waring was not able to attend due to a family emergency. Bill also advised the members that this will be Julie's last meeting because she is moving to Ridgway. He invited everyone present to join the rest of the board in thanking Julie for her 12 years of service.

1) PROOF OF NOTICE OF MEETING: Pam confirmed that notices were emailed February 2nd; packets for the annual meeting were emailed March 1st. Notices and Packets were sent via US Mail to those who do not have an email on file with the association. The notice and agenda were also posted at the Post Office in Lawson Hill. Those present confirmed receiving notice.

2) ROLL CALL: Members Present:
Bill de Alva, Julie McNair, Jody Van Stratt, Pamela Hall, Shane Jordan, Dan Dockray, Sal and Jennifer Birrittella, Dylan Brooks, Dave Bulson and Michelle Haynes, Pat Dalpez, Jerry Delozier, David Eckman, Laura Ellison, Jon Foote, Chuck Glass, Ginny Gordon, Dennis Green, Barbel Hacke, Rich Hamilton, Laura Jordan, Jackie Kennefick, Ryan Kusuno (Telecam), Dave Lefevre, Pam McCreedy, Caitlin Orintas, Salli Russell, Jake Spaulding, and Colleen Trout. Alpine Lumber, and San Juan Specialties submitted proxies.

3) READING AND APPROVAL OF THE MINUTES: Jackie Kennefick made the motion to approve the minutes from the 2017 Annual Meeting as amended, Dave Lefevre seconded and the motion passed by a majority present.

4) BOARD ELECTION: There was no election. Lance Waring, Shane Jordan and Pamela Hall ran unopposed. They begin new two-year terms.

5) SMART-PARK AND RIDE: Nina Kothe showed drawings of the new Park and Ride plan for the County owned intercept lot Hub 2C, adjacent to Viking Rental. She explained that CDOT had awarded 1.5 million to San Miguel County for the improvements. There will be bathrooms, a bus shelter, landscaping, a pedestrian walkway with down shielded lighting, an electric vehicle charging station and a bike rack. Snow storage will be at the back of the lot, which will be left unpaved to accommodate seepage. Concrete drain pans run the length of the lot to move the water to the Society Drive ditch. This parking lot is not intended solely for Lawson Hill owners but instead is proposed as

a regional intercept parking lot, for trails access, and regional transit. This is being called a transfer station where a commuter van may drop off their riders who may then transfer to Road Runner busses that travel between Durango and Grand Junction or other existing or future ground transportation services. There will be a few overnight parking spaces with permits for those hopping the Road Runner busses. Nina explained this will not otherwise be for overnight parking or for vehicle storage but will be free all day parking.

It was suggested that signage be added for no idling, no dogs and no overnight parking. Kothe concurred signage will be important. It is anticipated that this project should be completed by fall.

Dave Averill, SMART Director, explained we needed to go in with a relatively strict monitoring and management plan, the data from which will then be analyzed to see how it is being used and where the demand for parking is coming from. The partnership with the Goose is working well. The ridership seems to be up with the additional trips. David said he plans to be working on a strategic operating plan for SMART and they will look at service to Mountain Village from Lawson Hill possibly by incorporating that service into another route. There is still discussion of late evening service - possibly as far away as Norwood.

6) OLD BUSINESS: BOARD REPORT

Bill reported that the policies discussed at last year's annual meeting for Hunting, Encroachment and Road Maintenance and Snow Plowing were adopted and are posted on the web site.

There was discussion about what the owners association can do to remove dead trees from individual yards as fire mitigation. Pam explained that dead trees are not considered a fire hazard and are not highly combustible. The Forest Service has been in Lawson Hill and they advised that the best approach is thinning the live trees so the canopies of the treetops are further apart, because fire moves in the canopy. Dan Dockray agreed, saying that the dead standing beetle kill forests visible from I70, close to Denver are not considered a high risk. Lawson Hill did an extensive perimeter thinning and tree removal a few years back.

Discussion ensued about the spruce budworm and if the owners association could treat the trees in individual yards. The Forest Service does not have a program for treating spruce budworm because they consider it a temporary predator that will move on after a number of years. Pam said that she has not been able to find anyone willing to spray for spruce budworm. Montrose Landscaping had sprayed here some years back but some Lawson Hill residents, who did not want spraying to take place, treated the contractor poorly. They advised they will not spray in Lawson Hill again because they are too busy with Montrose clients. Montrose Landscaping was not able to refer other sprayers working in this area. Jody suggested individual owners contact Tyler Schultz with Arborist Services who had recommended a deep root treatment for her effected trees.

Bill updated the members on the special meeting in January that was prompted by the THD and TVFD showing interest in purchasing Lot HI. The meeting was well attended and the written responses were appreciated. The board determined this was not a good time for Lawson Hill to consider selling their only lot. The board concluded it would be

better to wait and see how the live work lots develop and how much light industrial zoning may be lost to housing. This is a concern because it could impact revenue and limit the future addition of neighborhood commercial. The board will continue to discuss long range planning at their regular meetings. Some of the feedback received suggested we consider looking at all our options including changes to zoning.

7) 2017 APPROVED BUDGET-FINANCIALS: The budget and Year End Financials were projected, explained and discussed.

Dave Eckman asked to have a Reserve Study done. Bill explained the common elements the association has responsibility for are the roads, parks, landscaping, trash building, bus stops, trails and post office. The board has felt comfortable using historical data to estimate the projected future needs instead of hiring an outside consultant to give a boilerplate report. Bill said the cost of paving constitutes a good portion of the reserve budget and can change radically in cost from year to year due to fluctuations in the cost of asphalt. Bill also acknowledged the board has an obligation to have policies in place regarding how reserves are budgeted and funded and the board can make those policies available to owners.

Dylan asked what major improvements we might be considering. We discussed the front entrance addition of trail from underpass to pedestrian crossing at the stairs to ballfield. The board has also considered paving of the path from the Daycare to Timberline Court.

8) OTHER:

Chuck Glass was concerned that Fireworks were being shot off during this drought year. The police can be called if these are witnessed they are still against the law.

Dylan asked if we were considering investing in Government Bonds. At this time we are invested in CD's or money markets, all FDIC insured.

Dave Eckman asked if we could explore getting our water and sewer from the Town of Mountain Village as a means to get neighborhood commercial.

Julie wanted to leave the owners with her last comments. She said that her major contribution was in working on the deed-restricted covenant with San Miguel County, which now benefits all the residential owners. She warned owners to be diligent, particularly in how the County or Housing Authority may interpret that document.

9) ADJOURNMENT: Dan Dockray moved to adjourn, Dave Lefevre seconded and the motion passed. Meeting adjourned at 7:20.