

LAWSON HILL PROPERTY OWNERS CO.

138 Society Drive, Suite B
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Telluride, CO 81435
970-728-5893

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday May 23, 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 March 22, 2018, BOD Meeting Minutes.

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

2) **NEW BUSINESS:**

- A. **Additional Playground Equipment:** Pam said she had requests from owners to add an additional piece of playground equipment, specifically overhead climbing bars to our park. She presented two different units she had researched. One was rated for children less than 12 years of age; the second unit was rated for 5 years of age up to Adult size. After debating the attributes of the two units and cost differences, it was determined that the “Burke Door Knob Jam”, which is rated for adults would be the best choice. We do not monitor the park and often we have adults using the equipment. It was agreed the funds would be spent from reserves.

Motion: Shane made a motion to approve the purchase and installation of the Burke Door Jam Knob Jam. Laura seconded and the motion passed.

- B. **Governance Policy:** The board reviewed the sample policies used by other owners associations and decided they preferred the shorter version Bill had shared. They directed Pam to make appropriate edits she knew needed to be changed and then ask Tom Kennedy if there was anything specific that should be added.

- C. **Other:** Pam said she had a request from Mountain School to use Lot HI for overflow parking during graduation and their last week of events. The board agreed but requested a certificate of liability insurance.

Telluride Academy requested the use of the parking lot next to the playing field for a small fundraiser planned in conjunction with the Telluride Brewing Block Party. They plan to have folks SUP the river and take out at the playing fields and then be shuttled either back to town or to the Brewery. The board agreed the use would be appropriate but requested a certificate naming Lawson Hill additionally insured for liability.

The board decided they would like to get a wall mounted TV for future presentations in the boardroom. They asked Bill if he would do the research and order one.

3) **OLD BUSINESS:**

- A. **Lawson Hill Long Range Planning Discussion Continued:**
Pam updated the board that Mountain School is moving forward with designing their parking plan for lot G and the possible rezoning of Lot F-1, F-2 and G. We will have a work session with them once they are ready to submit a plan.

STBC has had a traffic study done as a requirement of their application to change the zoning on the B Lots to add neighborhood commercial. Pam forwarded it to the board for their information. STBC is proceeding with an application to SMC to add neighborhood commercial for a portion of their zoning. The traffic study indicated that eventually Lawson Hill might need a light or roundabout to meet future traffic needs at the entrance of Society Drive and Hwy. 145. The board considered this information, and thought it might be wise to create a line item in our reserve budget and begin to fund it in an effort to help defray the cost of improvements, should they become necessary.

Pam advised the board that Mike Rozycki the County planner has given notice to San Miguel County and will be retiring next May. The board discussed if it was a good time to consider applying for changes to Lot HI, including adjusting lot lines to trade portions of open space in the berm for unbuildable portions of Lot HI.

Laura suggested that as part of our long range planning we consider looking at our governing documents. The bylaws have not been reviewed since they were drafted in the early 90's. The board agreed it might be the best document to start reviewing, with an eye toward bringing it current. Pam was directed to review the document and make any obvious redlines and then have Tom Kennedy review and give his input.

4) ADJOURNMENT:

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