

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 Tuesday, December 8, 2020

The meeting was held via ZOOM and was called to order at 8:30AM

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

- 1) **MINUTES:** Reading and approval of the Draft October 1, 2020, BOD Meeting Minutes.

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

- 2) **OLD BUSINESS:**

- A. **Wells 1 and 2 Ruling:** Pam explained that the Water Court had originally declined the application for extending the conditional rights because of the length of time they have remained undeveloped. With the water attorneys' help we submitted additional information and asked them to reconsider their findings and give us another 6 years to develop the wells. The primary reason we want to retain these rights is they are our only clean water source allowed for irrigation. Currently the irrigation water we use comes directly from Skunk Creek. During these extended drought years, the water can be low and extremely dirty. We have an extensive filter system, but still have regular issues with the dirty water clogging the filters and irrigation heads. If we could develop a clean water source to tie into our system, it could be a real benefit going forward. During this next six-year window we are required to demonstrate actual steps taken in the field to develop them for use. The attorney has recommended we hire Eric Bikus with SGM, or a similar firm to give us a preliminary estimate of the cost to actually drill the wells and put them to use, and where the most beneficial location to locate the wells might be. If the preliminary estimate looks reasonable, we will also hire them to put together a full plan for the development and use. Matt said we should budget for planning this project in 2021 The board all agreed.

- B. **Easement for Gas Line:** Pam shared the draft easement that was sent to Black Hills energy for relocating the gas line below the Skunk Creek bridge. Currently we have not received any comments. From Black Hills.

- C. Town of Telluride Draft License and Plan:** Bill explained that Telluride is proposing re-channeling the river into a new location to improve the flow levels where the output water is released into the San Miguel River. The plan has changed considerably from the first proposal we saw, and the board discussed those changes. Tom Kennedy advised us that if we agree to this work being done on our property, we should definitely have an agreement with Telluride that protects us. Tom has drafted an agreement for Genesee who also has land that may be impacted, and he modified the agreement for Lawson Hill. It has been sent to the Town for review. We have not received any feedback to date. The plan seemed satisfactory, but the board recommended they develop a plan to reroute the pedestrian/bike trail during construction, so they are not impacted.

Motion: Matt made a motion to approve the plan and the agreement as presented by Tom Kennedy. If there are changes, we will need to review this again. Shane seconded and the motion passed.

- D. Tailing Remediation EPA Funding Possibility:** Pam reported she is still exploring funding options to mitigate the Idarado tailings that were left behind from the mining days. These tailings were not remediated during the cleanup that already took place in Lawson Hill. Pam said there may be a possibility the EPA could have funds available. They are planning to mitigate tailings this spring on Forest Service Land east of the Valley Floor project that the Town of Telluride completed this summer. Pam shared a letter Hillary Cooper made to the State of Colorado on behalf of Lawson Hill requesting financial assistance. The request had to come from a government agency and not the property owners' company.
- E. Other:** Matt reported a problem cat that had entered another home through the cat door and attacked the homeowner's cat, has been voluntarily relocated to Norwood by the cat's owner.

Matt also reported he had called the SMART director to inquire how they planned to use the Lot J1 and J2 buildings. He had concerns about buses idling or any other impact a bus service facility may have on the community.

Shane asked about the outcome of the claim from the man who had a motorcycle accident on Society Drive. Pam explained that she turned the claim over to our insurance company and that she has not heard back from them.

Matt asked if there had been any additional comments or concerns about the pathway built this summer. Pam said she had not heard any. She said she had met onsite with Telluride Gravel representative Jonathan Fike, and David Ballode the engineer to walk the path and look at the grades. There was definitely some variation from the approved plan, so Telluride Gravel agreed to leave the ticket open. This will allow us time to evaluate the trail this winter, and if repairs need to be made, they will take care of it at their cost in the spring.

3) NEW BUSINESS:

- A. **Telluride Mountain Film Request:** Pam said Telluride Mountain Film has requested using the playing fields in Lawson Hill to offer movies for a limited number of people this May for 4 evenings. Due to Covid they have been forced to do their event online. They are hoping to have an opportunity for locals to see films for a nominal fee during the traditional Mountain Film weekend. The board agreed they wanted to support the effort and offer the fields to the Mountain Film Festival at no charge. Pam was directed to draft an agreement that explains their responsibilities. This should include providing additional Porto Johns and trash receptacles to accommodate attendees. The agreement should also require active management of the parking so they do not block any trailers on lot HI.
- B. **2021 Dues:** Bill said he cannot be in favor of raising our dues at this time, Shane agreed.

MOTION: Bill made a motion to keep dues the same, Matt seconded, and the motion passed.

- C. Other: Pam explained that with the current CD and saving account rates the interest earned has dropped. Wells Fargo had sent a proposal for investing, but these investments would not be FDIC insured. The board feels strongly that any risk is not worth the proposed gains.

4) EXECUTIVE SESSION - REAL PROPERTY DISCUSSION:

Motion: Matt made a motion to go into executive session, Shane seconded, and the motion passed.

Motion: Bill de Alva made a motion to come out of executive session, Shane seconded, and the motion passed.

5) ADJOURNMENT:

Motion: Bill de Alva made a motion to adjourn, Matt seconded, and the motion passed.