

# LAWSON HILL PROPERTY OWNERS CO.

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

## **MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, January 27, 2021**

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 December 8th, 2020, BOD Meeting Minutes.

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

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

### **2) EXECUTIVE SESSION:**

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

Beth Balis, David Ballode and Bill Gordon joined the meeting

### **3) OLD BUSINESS:**

- A. Review Pedestrian Path Design, Beth Balis David Ballode:** Beth gave the board an overview of the entire plan, starting at the entrance where the path has been moved north of the utility boxes and then traverses over the berm at a 7+% grade. She noted all the existing signs have been added to an inventory sheet and are marked with red dots. She explained where and why the new retaining walls are necessary due to grade. She showed the two large spruce trees along Society Drive which we were trying to save but suggested we may not be able to be save them with this variation. They are located too close to the road. The board was in agreement, that if necessary, to make the best path alignment, they could be removed.

At the access stairs to the ballfield there is some retainage necessary and a larger landing drawn. The big berm near the entry to cross fit is proposed to be shaved down to create a larger landscape pad. The trees on the back of this area will be saved, but some trees along the front will be lost and replaced.

Beth noted all the existing lights on the plan and the possible locations for new lights.

David said the asphalt road will need to be cut to provide a clean even edge to pour the v-pan and curb against. He described the Hilficker wall, and suggested a handrail be bolted to the outside of it for safety. Pam questioned if the path could be pulled further away from the road through the cross-easement area across from the second entrance to Conoco. Beth was going to add the cross easements to the drawing and determine if that is viable.

The board discussed the options of asphalt or concrete for the path. Concrete would cost more, but we already have a concrete curb so it may make sense to go with concrete.

We discussed if it would be possible to put a second cross walk in for those trying to get across Society to the Conoco. A couple options were discussed including a cross walk at 145 and Society or crossing onto the island as a landing point and then cross the second lane. Sight lines are poor throughout this area.

The proposed path is between 8-10 feet wide. CDOT's minimal recommendation is 4' per lane for a total of 8' however CDOT prefers 10'.

Beth discussed a landscape/design wall to block the utilities at the entrance. It would provide a mass to draw your eye and acts as a safety barrier to the path from cars entering.

Pam asked if there was lighting being included. She said the wall would have a wall wash of light and that bollards similar to the ones the County installed could be added in some strategic areas.

Beth encouraged using art/design elements to hide utilities and she suggested looking at all the signs to see what could be condensed. She recommended tying the north and south side together using these design and landscape elements.

Shane asked if there was a way to reduce the grade or add a landing area for small kids to regroup before starting on the steeper path section on a bike leading to the underpass Beth and David thought there was room to do that.

David said he could add in the sight lines to determine if the Conoco berms should be reduced to meet the code and improve egress and ingress sight distances.

Bill asked about CDOT funding and Pam said she had reached out to David Averill who is familiar with the process and is aware of all the grant options as they become available. He had not heard of any opportunities yet that were applicable, but he agreed to keep an eye out.

The board concluded they are happy with the conceptual plan to date.

#### 4) NEW BUSINESS:

**A. Conoco New Transformer:** At Gordon's request the board did a site visit Monday January 25<sup>th</sup> at 3:00PM. Bill de Alva said any discussion planned for today's meeting has been rendered moot by the conversation that took place at the site visit. During the site visit, Bill Gordon pulled the plan he had submitted and instead suggested the possibility of moving the existing transformer to the south east corner of the existing Conoco building. He said this would require Lawson Hill to agree to pay for the conduit, and cables and he would pay for the earth work and backfill. He would reach out and get an estimate from SMPA, but he was not sure they would pay for new cable when it is not new service. At the meeting Bill Gordon added that Lawson Hill would pay to move the transformer and he would pay for the earth work. Bill Gordon asked if the lighting for the new front entrance sign was connected to this existing transformer. Pam said she thought there may be power on the north side because there is a meter for the sewer pump that Lawson Hill pays. This should be confirmed though. Moving the existing transformer would help to clean up the front entrance because it is too close to the road to be screened. Bill Gordon's second request during the site was if we would consider allowing him to do a partial build on Lot Hub 2A and place a new transformer and the charging stations on the West edge of that lot. This only came up at the site visit, so no plan was submitted. No action was taken, this was only conceptual.

Bill de Alva said SMPA may not install the conduit and therefore we may need estimates from TGI or Ground Pounders to install.

Bill Gordon said he is getting figures together and will submit them to the board soon.

**B. Budget:** The board discussed the budget line item by line item. Pam explained the rationale for reducing some revenue streams and increasing some expense lines.

**Motion:** Shane made a motion to approve the budget as amended, Matt seconded, and the motion passed.

**C. Genesee Referral:** The board discussed the plan and possible impacts. It was agreed a letter would be drafted, copied to the board for comment and then sent to the County Planning Department. There were concerns discussed including the fact that Genesee was asking for significant food and beverage, retail, hotel and neighborhood commercial while Lawson Hill has been denied these same uses. Lawson Hill has been requesting changes to the Light Industrial zoning to include additional uses for many years. The density of the project was also a concern. Bill said he thought that it was approximately twice as dense as Lawson Hill. Another concern was dogs being allowed in the new development. This could impact our trails and inadvertently place the responsibility for the enforcement of the No Dog rule that is included in the Lawson Hill PUD and the Lawson Hill Declarations onto the Lawson Hill Property Owners Association.

**D. Other:** Coors Wright asked if Lawson Hill could relocate the pedestrian path that crosses his property. Matt said he would meet with Coors to see what his concerns are and go take a look to see if it could be shifted off the edge and report back to the board.

Matt asked if we had heard back from the County about home occupations and the impacts on the community. Pam said she had talked to Lois Major about this problem. The County also suggested we take any steps available to the association to regulate home businesses in Lawson Hill.

Pam said she received an email from the Lacrosse team asking if they could place a storage shed at the playing fields. Laura explained they were a non-profit entity that does not have their own facility. Bill suggested they consider a trailer that could be moved when not using the fields. Pam said there was not an obvious place to put in a shed that would not interfere with our own use of the limited land for staging. The board recommended she get more information from Marc Silbergeld and recommend Lacrosse consider a trailer much like the Nordic association does for their equipment.

## **5) ADJOURNMENT:**

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