

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, March 2, 2021

The meeting was held via ZOOM and was called to order at 8:30AM
Alex Rollinson and Jennifer Lybrand joined the meeting.

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 January 27th, 2021, BOD Meeting Minutes.

Motion: Bill made a motion to approve the minutes with edits as discussed, Shane seconded, and the motion passed.

2) NEW BUSINESS:

- A. Annual Meeting Planning:** The board reviewed the draft agenda and discussed how to hold this meeting via Zoom. Pam said she had reached out to Beth Balis to see if she would be available to present for the owners. The board agreed Beth would be a good addition to share the new entrance and path plan. The board summarized what should be covered under the board report/old business and what was projected as new business for 2021.
- B. Neighborhood Commercial:** The board discussed that this may be a good time to start the formal process of asking for the change to add neighborhood commercial to the industrial zoning. Laura asked what the process would be. Pam said she would pull up the legal opinion from Dick Scheurer, the Telluride Regional master plan amendment, the water agreement, the new water study from SGM and any other previous correspondence and copy the board so they can refresh. The first step would be to meet with Kaye Simonson, San Miguel County planner and discuss their process. Pam asked if other board members would like to take part in this meeting Bill and Laura both expressed interest and both clarified they would have time in April. Laura said we should make this Lawson Hill's priority, this might be our shot and Bill said it would be good to meet with Kaye and get a sense of her buy in, to amending the LUC definition of Industrial.

3) OLD BUSINESS:

- A. Transformer Relocation:** The board discussed the estimates to move the transformer. Shane said the cost of moving the transformer was more than anticipated and screening may be less. Pam said that Beth had stated in her written assessment that the transformer is not able to be screened in the current location because it is so close to the ditch and SMPA needs 12'-20' of access from the East side. Bill said he spoke with Byrd and he acknowledged SMPA does not know exactly lines are in there and how they are run. There are 5 services coming off that transformer. Each one needs to be connected to the new transformer location. Pam said this is a good opportunity to have it be gone from our entrance forever. This is a one-time opportunity to have Bill Gordon pay for the earthwork and provide land for the transformer. Pam said she would provide Beth's comments again to the board to refresh on her opinion about the screening. Pam said she would ask SMPA if they can provide an easement. If we look at this as just a portion of the entire budget for the front entrance and trail it may be easier to swallow. Pam said the board had discussed getting an agreement with Bill Gordon to preserve the conversation which included cost sharing and a new location for the transformer. Tom Kennedy could draft this for us. Shane said he talk to Beth and confirm that screening was not an option.
- B. Pedestrian Trail Relocation:** Matt and Pam met on site to see what options for moving it down the hill and further onto open space and off Lot 316-1. We could possibly have Beth Balis look at this or meet on site with a trail building crew. It was agreed Beth may be a better option because she would look at lot lines.

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

4) EXECUTIVE SESSION: REAL ESTATE

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

5) ADJOURNMENT:

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