

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday October 12, 2021

The meeting was called to order at 8:30AM at the LHPOC Office

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

1) **MINUTES:** Bill made a motion to approve the Draft July 22nd, 2021 Meeting Minutes as presented, Laura seconded, and the motion passed.

2) **NEW BUSINESS:**

A. Telluride Mountain School Tent Proposal: Pam explained that originally TMS wanted to set up their large tent in their asphalt play area for one week. She had advised them if they wanted longer, they would need to submit the application to the board for approval. They are now requesting that the tent stay up through the 2021-2022 school year. They have found it to be a huge benefit in meeting the Covid requirement for distancing and by providing an outdoor meetings environment.

Motion: Laura made a motion to approve the request only for the 2021-2022 school year with the understanding that this approval is not intended to set a precedent. It is specifically being approved to help meet Covid restrictions for this school year. Bebe seconded and the motion passed.

B. Lot HI and G Application: Pam explained that she and Scott Stand had requested direction from San Miguel County Planning office on how to submit a joint application. They had not received any direction and determined it might be best to compile the application and just submit. We are now waiting to hear if the application is complete or any changes are requested. A link to the submittal ,once provided by SMC will be posted on the web site and sent to the owners. Bill pointed out the LUC does not address joint applications.

- C. Update Neighborhood Commercial:** Pam said she and Bill de Alva had a meeting with John Huebner, SMC Planner to question what exactly they were looking for in a traffic report for the Neighborhood Commercial application. Bill had pointed to the definition of Neighborhood Commercial in the LUC which considers the use to be trip reducing by nature. John confirmed their primary concern is parking. They would like to see the comparative needs for neighborhood commercial parking verses the I zone uses currently anticipated in the matrix. This information allowed us to re-direct FHU consultants to focus their traffic report on parking instead of trips at the roundabout or intersection.
- D. Update Pedestrian Path:** Pam said Beth and David have been busy and have not done more work on the plan, but she will try to keep it moving forward. David's last suggestion included in the map provided was to consider curb and gutter on both sides of the entrance. Bill said curb and gutter is a nuisance for snow removal. It does look more formal though, but not if damaged. Shane asked where the water is going. Bill said curb and gutter should only be used where it is needed for drainage. It is a pain for snow removal. Shane asked about a rolled edge verses hard edge because it gets less beat up. Bill said we should only use it where needed.
- E. EPA Testing:** Pam said they completed the testing on the sites, but the results had not been returned. Bill said he read in the paper that the EPA is stating the tailing are heavily used by children which is just not true. He felt they should publicly correct this. Bill thought this was a gross exaggeration. Children have only been spotted playing on the beach area on the south side of the galloping Goose.
- F. Other: Wells and Water:** Pam explained that it may still be desirable to proceed with developing a well to supplement the irrigation. Shane asked where the well would be put. Pam said they could be located wherever a water engineer recommended. Bill said they would need to be near the main line or where actively used. Pam reiterated this would offer clean water verses dirty water as an option for the expansive irrigation system. Bill questioned how much water is required to run the sprinklers at the ballfield. Matt Steen reported after the meeting that it requires 100-120 GPM. Pam said she thinks the well is already augmented through our existing lease. After this meeting she confirmed it is included in the current augmentation lease for Trout Lake. Bill said we could hire a well consultant to measure capacity on the current well head that we have. If it is adequate, we could develop this cheaply. Pam confirmed the existing well head is on our property. Shane asked who manages the field maintenance, the fields were incredible this year. Pam said it was a cooperative effort with Matt

Steen, Brighton Honn, Blooming and herself. Together they have created a system of checks to assure everything is working as planned. It is more expensive but has less possibility of failure. Shane said it is well worth it and the community appreciates having great fields.

G. Pending Lot L: Bill de Alva brought up the possible development of Lot L by Telecam and Dirk Depacter. It is zoned for 29 units and he is working on a plan to try and use all the density. We have not seen a final submittal yet.

3) OLD BUSINESS:

A. Enforcement: Pam reiterated that there is no parking along the roads per the Declarations, but she has received some complaints from individuals who park in front of the no parking signs and want to park there. The fine for illegal parking along the roads is currently \$25.00 per incident and may be attached to the owner's dues. This is not for a one-time visitor, contactor or guests for a party, but for those who regularly abuse the regulation. She polled the board about allowing additional parking along the roads, but the consensus was to maintain the rules as they are written and use rocks when necessary as a physical barrier. They have been very successful at curbing illegal parking.

4) ADJOURNMENT: Bill moved to adjourn the meeting, Shane seconded, and the motion passed.