

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, December 15, 2021

The Zoom meeting was called to order at 10:15

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

1) WORK SESSION: John Pandolfo and Dylan Brooks

A. John Pandolfo, Superintendent Telluride Public School: John explained that he had requested this meeting to open a discussion about the possible options for Lot S-1, Rascals Daycare site, Lot S-2 the 4 plex site and Lot 501A zoned open space whose ownership is Shared with LHPOC. He went on to explain, the district is having challenges finding affordable housing for their employees. They recognize the daycare is old and will eventually need to be rebuilt at which time they would like to consider adding housing. Pam clarified Lot S-1 does not have density beyond the existing pre-school. John said they are trying to find density to possibly move there. Bill jumped in and asked if they have had conversations with Dirk Depacter who is working on developing Lot L, which is the adjacent lot to Lot S-2. Bill said it is zoned live work and has approximately 40,000 square feet. He thinks it would be difficult for them to fit 29 units and thought they may be willing to let some go.

The TSD believes 1-bedroom units would be better for them than larger units. Pam advised them that they also need to consider their ability to provide 2 parking spaces for every unit, regardless of size.

Dylan asked about our attachment to the large berm that is part of Lot S-1 located between the daycare and Society Dr. He wondered what the response may be if it was leveled or reduced to accommodate additional housing. Shane asked why the berm was there. Pam said she thought it was original topography. The berm was cut into for the road and daycare. She included that it was very unlikely we would consider a new curb cut or entrance on that curve. The access would likely

remain the same as it currently is. Dylan wondered about access through the San Miguel Ridge entrance and then traversing the open space parcel for access. Laura said she thinks the residents may get upset if we start taking open space. She continued we are extremely sympathetic to the need for affordable housing, but this is a dense neighborhood already, and any proposal would need to be vetted and made sure it works for all the neighbors.

Dylan asked about the co-ownership on 501-A? Pam questioned if they had read the shared ownership agreement document. Pam explained that Lawson Hill had entered into an agreement with the School District many years ago, prior to developing the park and that speaks to how the property is managed. They had not read the document nor seen it. Bill was able to forward it to John from the board packet during this meeting.

John thanked us and said this meeting had helped him and once he has a chance to see the recorded shared document for 501A, he will have a better understanding of their responsibilities. His concern was if the District was liable if someone was injured in the playground? Pam said she believes the document addresses the liability and puts that burden with Lawson Hill. The park is covered under our liability policy. Dylan said they would follow up with us in the next year after they have had time to do more research. John and Dylan left the meeting.

2) OLD BUSINESS:

- A. Pedestrian Path:** Dave Ballode joined the meeting to discuss the latest engineering for the path. Bill shared his screen with Dave, and he proceeded to walk us through the most recent changes. He said we shot the edge of asphalt so we could have a clean edge against the concrete and smooth transition. He drew in a v pan and curb and gutter at the entrance at Beth's request to clean up the area and make a defined edge. Matt questioned if it was a rolled curb and Dave said where bikes can enter the path it would be, but not at the entrance. The board discussed flaring the entrance more on the North side. Bill showed some concern with the cost and recommended making the pans an alternate option on the bid sheets. Maybe we could get a unit cost for curb verses gutter in addition. David clarified the boards current desire to have a raised cross walk and wondered if we wanted colored concrete. The board discussed just asphalt as a cheaper option. Pam worried it would not be readily visible in the winter month as the striping faded and cars would hit it at 25mph. She preferred the raised crosswalk to be a different material. Dave clarified we are anticipating the 10' path to be asphalt and we agreed. Dave said he would pass this information onto Beth. Dave left the meeting.

B. IRS Resolution: The board approved signing the IRS resolution for Dalby Wendland and Federal Taxes.

C. Update CPC Meeting: Bill said he tuned into the meeting and Shane did as well. Pam said she had sent an email to every owner with a link to the application. Time was very tight; she did not receive the County's memorandum and application until late Friday. Therefore, there was not much time to respond to any feedback received. Lawson Hill did not receive Town of Telluride's referral letter until after the site walk on the day of the meeting, too late to address their concerns. Troy who had prepared the memorandum for the meeting called in sick and Kaye led the meeting. Pam confirmed the only written comments received were from Lawson Hill residents David Eckman and Dave Bulson.

Shane jumped in and said there is some hesitation amongst our owners because they do not understand what we are doing. He doesn't fault the board but feels we could have done a better job at communicating what we are trying to do. We need to explain we are trying to leverage the uses on the lot by adding more options. He said Michelle Haynes comments at the meeting voiced a fear of losing the public uses which is absolutely not the case. Shane said he is not opposed to hosting a special meeting for the owners to explain the intent and process. Bill thought it would be helpful to have an outline of what we are attempting to do, maybe starting with the history and reasoning. The board could work on how to present the information to the owners. No decision was made.

Pam said she did not believe we could make the January CPC meeting the application was continued to and recommended asking for the meeting to be continued to February. With the Holidays fast approaching it would be difficult to make the deadline. The board agreed.

Pam said her next step was to meet with the town to explain the application and ask for a revised referral letter and to speak with the County and clarify how to edit the matrix so it would be clear and still accomplish our goals. Pam said we had hired Nate Smith to work on the neighborhood commercial and now that the water and sewer question has been raised by the town for this application, she would like to get Nate involved now. Once the application was amended she would send it to the board via email for review and schedule a board meeting prior to the next CPC meeting.

D. Neighborhood Commercial: Pam said that the traffic engineers wanted clarification on which lots would be included. She wanted to confirm that the live work lots were also to be included. The board confirmed they did want them to be included in the study.

E. Other: Pam said that there is a drainage issue at the bottom of Society Drive at Elk Meadows. The question is who would pay for this. Pam will put this on the next agenda after the board has time to read our existing policy, that was developed specific to these roads. It is on our web site.

F. Other: Pam reminded the board that Laura, Shane and Pam's board seats are up this spring. Bill said his may also be available because he currently has his Lot-E under contract and if sold, he will no longer be qualified to serve on the board.

3) MINUTES: Reading and Approval of the October 12, 2021 Minutes.

Motion: Shane made a motion to approve the October 12th minutes as presented, Matt seconded, and the motion passed.

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