

# LAWSON HILL PROPERTY OWNERS CO.

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

## APPROVED ANNUAL MEETING MINUTES THE LAWSON HILL PROPERTY OWNERS COMPANY THURSDAY, MARCH 18, 2021, VIA ZOOM

Bill de Alva called the meeting to order at 5:30 PM

1) **WELCOME:** Bill welcomed participants to our first Annual Meeting via Zoom and explained how to use the raise hand function if they wish to speak.

2) **PROOF OF NOTICE OF MEETING:** The Notice for this meeting was sent via email February 11, 2021 and posted at the Lawson Hill Ancillary Post Office. The final packet including the agenda was emailed to all owners, March 9<sup>th</sup>, 2021 and the Agenda was posted on the Lawson Hill web site and at the LHPOC Ancillary Post Office March 9<sup>th</sup>, 2021.

3) **ROLL CALL:** Board of Directors Present: Bill de Alva, Laura Ellison, Pamela Hall, Matt Kuzmich, and Shane Jordan.

### MEMBERS PRESENT VIA ZOOM:

Rich Hamilton, Kathy Green, Dennis Green, Barbel Hacke, Jamie Intemann, Doug Geissler, Jennifer Lybrand, Sheeri Reeder (TS&G), Lee Taylor, Caitlin Orintas, Ryan Markey, Jackie Kennefick, Jessica Galbo, Joseph Solomon ((TMVOA), Homer Robinson, Bob Gleason, Stanya Gorraiz, Ryan Kusuno (Telecam), Jenny Birrittella, Jerry Delosier, John Wontrobski, Hollie Hannahs, Jake Spaulding, John Pandolfo (TSD), Candice Good, Jaime Holmes, Dylan Brooks, Alex Martin, Michael, Dan Dockray, Michele Foote, Vicki Phelps, Coors Wright, Kathleen Morgan, Bebe Hinde, Thomas Byrne, Dean Rolley, Michael Weist, Dean Bubolo, Karen Guliemone, and Jessica Heady. Proxies were submitted by Alpine Lumber, San Juan Specialties and Julie McNair.

4) **READING AND APPROVAL OF THE MINUTES:** John Wontrobski made a motion to approve the minutes as presented, Jenny Birrittella seconded, and the motion passed.

**5) PEDESTRIAN PATH PLAN, BETH BALIS, CARIBOU DESIGNS:** Beth gave an overview of the conceptual plan for the pedestrian path by the front entrance to Lawson Hill. She said we are considering an 8' to 10' multi use path with the possibility of getting a grant from CDOT. She explained some areas where the berms are proposed to be shaved down to create a flatter park area adjacent to the path. Beth explained that David Ballode, the engineer on the project has done a grading plan, we are reviewing the percentage of grade throughout. She said we need an entrance monument sign so showed where that might be located. Beth showed some images as an example of types of material being considered, primarily metal, stone, steel and plantings. She showed some examples of steel screening panels to help hide the utility boxes. She spoke to the crosswalks. One is already located across from the intercept lot, but she was trying to find a safe second option. She said that the signage in the whole community should be addressed, but at the entrance the number of individual signs could be reduced by combining them into one. She also pointed out existing lighting and proposed lighting she had mapped.

Beth asked for questions from the audience.

Kathy Green commented that with her years of experience on Town of Telluride P and Z, they have found raised crosswalks to be very effective. Kathy also commented that she has always been concerned with the berms around the Conoco and thought it was good we were looking at them for sight lines. Ryan Markey asked if we could use push button flashing crosswalk equipment to add safety and he stated he was opposed to reducing the berms around the Conoco because the Conoco is unsightly, stating any removal of the berms would make it more visible. Lee Taylor asked about the drainage, particularly in the low area across from the second and third entrance to Conoco. Beth clarified we were looking at curb and gutter through that whole section and raising the path above the road. Lee also asked if we could speak to the school district and ask them to circle through the intercept lot to drop off children instead of dropping kids on the street for gymnastics and playing field activities. John Wontrobski said he really likes the plan but has a few comments he'd like to make. If there is lighting, he wants it to be low lit and on timers, so it turns off early in the evening. The County lot is too bright. He was wondering why we are proposing new steel stairs, the ones there are fine, he uses them regularly? Beth clarified they do not have handrails and are beginning to rot out and fail. He shared the fact that Ted Wilson at the Historical Society has done a lot of work on Keystone Transfer which was located where Lawson Hill is now, and its historical importance. John said Beth may want to contact him about this. He also felt where SMART stops on the street to drop off the kids is a good area and keeps them on schedule. Bill said it may be a safety issue. Stanya wanted to talk about the proposed second crosswalk, she is concerned because the placement proposed is a blind corner and cars often run up on the median. Bill said we are looking at all options to get to the intercept lot. Caitlin asked about the location of the monument sign. She also voiced her concern about the proposed crosswalk into Conoco and that it is not safe. It is the area where vehicles drive up onto the center berm when driving too fast. Rich Hamilton wanted to advise the owners that there may be an open space park on the land adjacent to Lot 502. Rex Lybrand said he would like to see the berms around the Conoco remain, but the center island extended. He is opposed to including CDOT as a partner for funding, because of the lights they require. As a bike commuter he would like to see the trail continue around the curve up to the

cleaners. Jessica Heady wondered if we communicate with CDOT regarding speeding on Highway 145. The speed of cars from the roundabout to Lawson Hill entrance and coming down the hill from Mountain Village are traveling at 45 mph. Hollie Hannahs witnesses the cars on Hwy.145 going upwards of 60 mph and we need to have line of site at least 3 cars deep while exiting Lawson Hill.

Public comment ended and Bill took back the screen from Beth concluding this agenda item.

**6) OLD BUSINESS – BOARD REPORT:** Bill explained that this is the time for the board to report on what the board has worked on over the last year. He said Co-vid has changed how the board meets. No meetings have been in person other than a few site walks over the last year, otherwise everything has been on ZOOM. The Emotional Support Animal (dog) policy was adopted and has helped to clarify and mitigate some of the complaints that had been received. Bluegrass was canceled so we did not receive that revenue. The board oversaw the completion of the updated web site. Everybody should check it out at lawsonhill.com. John Wontrobski asked for an update on the connection between Mountain Village and Lawson Hill via the Meadows trail. Pam explained that David Averill recently reported they had sent out the preliminary bids to Engineering firms for the design of the underpass. Once designed, it would be put out to bid for construction.

Barbel asked if the board had reached out to the Real Estate community and ask them not to tell people they could move to Lawson Hill a “no dog” community if they just get an ESA permit. Matt said he had reached out to a prominent member of the RE community. Barbel complained about her poor cell phone service at her house and wondered if the board could do something. Bill asked who her carrier was, he said he has ATT and she said she has Spectrum. He said he calls his provider whenever his service gets bad and all the service technicians, he speaks with said they prioritize upgrades and repairs based on numbers of complaints they receive for a specific area. He recommended calling them repeatedly. Kathy Green said the TOT planning board is working on G5 phone standards. There are State and Federal rules that require you to allow the placement in Public ROW and the TOT is coming up with their own requirements. Lawson Hill does not have public roads so this may not impact us. Kathy said there next meeting to discuss this may be next week, Bill said she should notify Pam of the timing of the meeting and maybe one of us could attend. Stanya wanted to bring up two things, she questioned if anyone had noticed a problem with their water. It has a chemical taste. Pam said she had not received any complaints from other owners. She also asked if anyone had unused footprint on the matrix they would like to sell. Kathy Green said she is a commercial owner but thinks the residents should do a composting shed in Lawson Hill. Shane reminded the members we have an alternate seat open. He would like to see the seat filled. Pam said she had received one letter of interest, but the deadline is not until March 25<sup>th</sup> to submit a letter of interest so there is still time. The seat will be appointed at the next regular meeting.

**7) ELECTION OF BOARD OF DIRECTORS:** There was no election this year

due to no new applicants. The two incumbents. Bill de Alva and Matt Kuzmich will start new two-year terms.

**8) FINANCIALS:** Pam explained the 2021 Budget line by line. There are no significant changes. Dues have remained the same. We lost Bluegrass income for the playing field. RETA is anticipated to be strong with the sale of homes. Retail sales assessments were down slightly but considering it was a Co-Vid year they remained relatively strong. It is unlikely we will get the new pedestrian sidewalk built this year, but we still budgeted some for planning and possible portions we could get started on. Ryan Markey asked for clarification on the RETA and how it is appropriated.

**9) OTHER:** John Pandolfo introduced himself as the new superintendent of the Telluride School District. He said they own 4 units of housing in Lawson Hill and would like to develop additional units. Sherri Reeder thanked the board on a job well done, she appreciated the communication the office puts out. Ryan Markey added his thanks to the board and thanked his neighbors for giving him a wide berth on the road because he too is a bicycle commuter.

**10) ADJOURNMENT:** Bill moved to adjourn.