

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, January 19, 2022

The Zoom meeting was called to order at 8:30

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

1) MINUTES: Reading and Approval of the December 15, 2021 Minutes.

Motion: Shane made a motion to approve the December 15, 2021 minutes as presented, Laura seconded, and the motion passed.

2) NEW BUSINESS:

A. 2022 Dues: After the board discussed the financial picture for the association, they decided to again keep dues unchanged. The operational budget is subsidized through reserve income and this year the operational budget was subsidized by approximately \$117,000., while still increasing the reserves account by approximately \$156,000.

Motion: Laura Made a motion to keep dues the same for the 2022 Budget year. Matt seconded, and the motion passed.

B. 2022 Budget: The board discussed the 2022 proposed budget and reviewed it line by line. We started reviewing the revenue first the RSA, RETA, and Dues. We anticipate there will still be strong real estate sales this year so the RETA should be good, Bluegrass appears to be a go and they will camp with us again, and the businesses appear to be doing well, so the RSA should be stable. The board then reviewed the expenses.

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

C. Annual Meeting Planning: Bill started the discussion by advising the current board that he was under contract to sell his lot in Lawson Hill. He assumed this would disqualify him to serve out his term on the board. He said that Pam

had asked if he would consider staying on if there was language in the Declarations or bylaws that would allow him to serve as a designee to another Lawson Hill Property owner. It was determined the bylaws do in fact allow this. Pam said that Bill has been a huge asset to the board and losing him so abruptly would be challenging. We have a lot on our plate at this time that he has been involved in. Bill said he also feels it is abrupt and would be willing to ask the buyers of his lot if they would appoint him as their designee to either just get through the Annual meeting or possibly to finish out his term if the rest of the members supported that effort. Shane and Laura both spoke in favor of that option.

Pam said we need to pick a date and time for the Annual Meeting. After looking at the calendar the board decided on March 16th at 5:30 PM via Zoom. We agreed doing an update on the pedestrian trail ourselves would be good. Pam wanted to clarify if Shane and Laura were interested in running for their seats. Shane said he was on the fence because he is over-extended on other boards, but he wants the option to run in the event, no one of value to him steps up to run. He is concerned about Bill's seat being vacated and losing two long time members at the same time. Laura suggested just sending out the notice letter without mentioning that the incumbents were running and see if there is additional interest.

D. Draft Traffic Report: Pam said the report came in late and therefore that is why the board received their copy late. She said she barely had time to review it but her first take was it was not accomplishing our goal to show the mixed uses would be compatible with the current parking requirements. The challenge for FHU is that neighborhood commercial has such a wide variety of uses that it is difficult to quantify an exact parking requirement. Bill said he only skimmed through the draft report, but he is dismayed that they do not recognize the concept of what neighborhood commercial is. Their mind set is a big city where everyone drives to everything. Neighborhood commercial is anticipated to be used by those who are already here. Pam asked if Bill would attend a Microsoft Team meeting with FHU if she can get it scheduled. Bill said we need to rewrite this, and the definition of Neighborhood Commercial should be included in the opening paragraph. Pam said she would review it thoroughly and redline the document and add notes for a meeting. It was left that Pam and Bill would meet with the engineers and try to redirect them to draft a report that serves us.

E. Exceptions to the Deed Restriction: Pam said she is finally being noticed of exceptions to the deed restriction at the San Miguel County Housing Authority and San Miguel County Regional Housing Authority. She was noticed of this exception the board was copied on. The exception being considered would allow a current Lawson Hill owner to build a free market home in the ski ranches and continue to own the deed restricted single family home as a rental. The board discussed the implications of an exception like

this and how it could substantially change the current deed restriction and inevitably undermine the existing local owner-occupied community neighborhood. The board agreed if this is the path the County wants to go, the deed restriction should be amended through a public process and this option be opened up to all deed restricted owners and not just by an exception. Pam was directed to write a letter in opposition with a recommendation that this should be considered at a well noticed public meeting with the BOCC if they want to amend the deed restriction to allow unqualified owners to buy and rent single family homes.

F. Transition of ESA Dog Permitting: The board discussed the letter from San Miguel County stating their desire to transition the permit process for ESA dogs in Lawson Hill. Pam said she really preferred the extra layer of separation that the County offered. We however do not have an option at this moment so she would recommend we take it on for the next year and see what the burden it is like. Bill wondered if it would be easier to regulate dogs as dogs rather than as ESA dogs. Bill feels it is currently a charade currently anyone who wants a dog gets it as an ESA. If we need to hire someone to regulate and enforce dog the policies, it could be expensive, however then we could put large permit fees in place for dog owners and that would pay for the enforcement costs. Pam said Aldasoro tried that, but owners chose to keep the ESA permits that were free. Bebe wondered if we could put it to a vote and just allow dogs. It was discussed that it is not up to Lawson Hill only to just vote yes or no. This would require amending the PUD and amending the Declarations, the latter would require a super majority vote to change. Before we went down that path we would need to draft the restrictions, establish permit systems, draft a policy and make a plan for the enforcement. This change may require a code enforcement officer and dog catcher.

G. County Application: The next meeting is February 10th. We have brought Nate Smith on to meet with the town planner to discuss the water because we plan to circle back to town with the next application and planned to use him to work with them. Everyone discussed if a special meeting for the owners was necessary to explain why we are doing this. After debating it was determined that a simple email letter to all the owners explaining why we are doing this and the benefits to Lawson Hill would be appropriate.

Laura left the meeting.

3) OLD BUSINESS:

A. Snow-Road Maintenance Policy: The board had asked to discuss the policy at the last meeting so they could refresh their memory on how and why this was developed. Pam explained that there were certain lots that did not have any access to a designated road. There were roads that were built as access easements for those units. Traditionally we have done the snow plowing and

minor maintenance but have always been concerned about any major problems or expenses associated with roads we do not own. Shane said we really need to limit our liability because portions are not on our property. The board is comfortable still doing plowing and doing the maintenance for the road only.

Pam said there is a drainage issue on the lower road in Elk Meadows that could use a V-Pan to keep the water from running down the road and over the retaining wall at the end of the drive. Pam explained much of the water running down the lower road comes from Society Drive above so it is partially our water. Bill supports putting in the V-Pan and solving this problem as a minor surface improvement.

Matt thinks maybe we should determine if there is a grey area and then inform these homeowners that they have responsibilities for the easements on their property. We should let them know we are not responsible for the major issues such as the retaining wall. Bill said Evergreen Court could be an issue soon too if lot L get developed because it is also an easement.

The board agreed we had taken care of drainage in the past especially if the water is coming from our roads.

4) ADJOURNMENT: Board moved to adjourn