

LAWSON HILL PROPERTY OWNERS CO.

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

MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, March 02, 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, and Matt Kuzmich

Rich Hamilton, Blueanne, Randy and Ann Marie Fitzpatrick, Karen Bellerose joined the meeting.

1) WORK SESSION: County Built Duplex Covenant Request- Rich Hamilton.

Pam explained the background and the location of these two duplex units the County built. Since the beginning the parking encroached into our ROW and was not assigned. The covenant that was recorded against all the duplexes they built is vague, our attorney felt the SMC Housing Authority was the declarant, which is now the BOCC. The units are subject to both this Covenant and the Lawson Hill Declarations.

Rich Hamilton representing the group of 4 owners said that it has been a nightmare for some time because the spaces were not assigned. He felt he was the one that was often squeezed out of his second parking space. He does not want to be fighting with his neighbors and wants to solve this. He thought we should amend the Lawson Hill Declarations. Bill said amending the Lawson Hill Declarations is a huge undertaking and not necessary because there are no changes to the parking other than assigning existing spaces, it can be done simply with signage for each space. Matt confirmed we are not creating anything new just assigning existing spaces. He also agreed it could be solved easily because the owners are all in agreement. Shane asked if they needed to re-plat the property, but it was determined no, because we were not changing lot lines. The Lawson Hill board is in support of them assigning the spaces and adding signage.

Blueanne asked for clarification on what to do if someone parked in their space. The board confirmed they could have it towed. Shane reiterated that this is a private property issue and not a Lawson Hill parking issue unless they are parked too close to Society Drive.

2) UPDATE PEDESTRIAN PATH: Beth Balis joined the meeting and shared her latest landscape drawings. She pointed out different aspects of the plan ranging

from the trees that will be removed, the trees to be saved, new aspen, the perennial bed and the sod areas. She pointed out the curb and gutter, v-pan and rolled curb. She showed 6 lights. These could be wired or solar. They are downlit bollards similar to those at the County lot. Pam said there was a meter at the entrance we already pay for. Shane brought up the architectural steel panels that Beth had shown a few versions back. He would like those to be included for the aesthetic benefit. We talked about construction sequencing or phasing so we could maybe get it built this year. Bill asked what the window for landscaping is in the fall. Beth said there is a narrow window for planting and revegetating before August 15th or after Halloween. Pam questioned if we should be planning for the steel stairs now, so we were not crossing the built path to put in concrete supports for stairs later. Shane wondered who would maintain this path. The location of utility conduit under the raised crosswalk was also discussed. Shane and Bill would like to see the stairs and steel architectural elements on the plan. It may take some time to get shop drawings for the stairs, we need handrails too and we do not want to slow down earth work construction, but these should be included on the plan. Beth said the San Juan Survey grades are off from the aerial survey. Beth said David lined this up with the actual edge of asphalt survey points that San Juan did. Bill said he would get with David to confirm. Beth said the south side entrance needs to be re-graded. Beth also discussed that there are many signs that should be reviewed, then create a consistent language for our signs, if possible, combine them and make them all look the same. Bill said he wanted to set a date for Beth and David to finish this plan. Bill said he would ask David if he could meet a date Beth was comfortable with. Beth thought she could shoot for the week of the 16-18th. Pam said the Annual Meeting is the 16th. It would be nice to have it done by then.

Beth said she would get with David and finalize the plan.

Beth left the meeting.

3) NEW BUSINESS:

A. FHA Complaint: Pam informed the board she was working on responding to the complaint and would be submitting the documentation requested.

4) OLD BUSINESS:

A. Update County Application: Pam said the County Planning Commission had approved or recommended approval for the portions of the application for the lot line adjustment and transfer of density from Lot G to Lot HI that they were tasked to review. There was no opposition. Next it will go to the BOCC and that meeting is tentatively scheduled for April 20th. We are updating the plat for recording, per Dave Foley's list of corrections.

B. Annual Meeting Planning: Pam said she has reached out to Dave Averill with SMART and he will present the underpass at the annual meeting in addition to Beth presenting the pedestrian path drawings. We discussed using

vote@lawsonhill.com for ballots to be submitted. Bill checked to see who was on the forward for that email and it was Matt, Bill and John Wontrobski. Bill will reach out to see if John is willing to participate in counting votes. Kari Distefano with SMART has created a survey specific to bus service in Lawson Hill. They will talk this up at the Annual Meeting too. Pam will email this survey out before the meeting. Bill said he wanted to address the owners and let them know he has sold his property and is currently serving as the designee for the new Lot E owners. He does not know yet if he will serve out his full term but he really wants to help with the transition.

C. Update Traffic Report: Bill said he and Pam had had a zoom call with Lyle and Melanie from FHU. He said he thinks they now get it and have a better understanding of what we are looking for. They followed up with an outline and we commented on it. Hopefully it will be exactly what we need. Bill suggested we send this to John Huebner to see if we are covering everything needed.

5) MINUTES: Reading and approval of the Draft January 19th Meeting Minutes

Motion: Matt made a motion to approve the minutes as presented, Laura seconded, and the motion passed.

6) ADJOURNMENT: Shane made a motion to adjourn, Laura seconded, and the motion passed.