

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Wednesday, March 28, 2022

Lawson Hill Property Owners Office

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

Pamela Hall and Dean Bubolo were in attendance.

1) NEW BUSINESS:

- A. **Election of Officers:** With Bill's likely end to his term on the board coming to an end within the year, he suggested considering Shane as the new president. There was discussion asking if Shane had the time and would be interested. He admitted he was but that the rest of the board could expect him to delegate more than Bill did.

Motion: Laura made a motion to name Shane president, Laura vice president, Matt Secretary and Stu Treasurer, Bill seconded, and the motion passed.

- B. **Appointment of Alternate:** The board discussed the letters of interest from Bebe Hinde, Kathrine Warren and Dean Bubolo for the alternate seat. The board agreed they were interested in appointing Dean because he was the next highest vote getter in the board election.

Motion: Laura made a motion to appoint Dean as alternate for a one-year term, Matt seconded, and the motion passed.

2) OLD BUSINESS:

- A. **Lot HI, G and F Replat Update- Scott Strand:** Scott joined the meeting and explained the different aspect of the application. He pointed out the different easements that need to be recorded with the new plat. He answered questions of the board. The BOCC meeting to review the application is scheduled for April 20th. Scott left the meeting.

- B. Pedestrian Path Update:** Pam asked if everyone was satisfied with the latest drawing from Beth. Shane said he wished to speak with Beth about the landscaped area at the top of the CrossFit drive. He wanted to make sure it was going to be functional as a gathering area. The members discussed the steel stairs and determined they would eliminate those from the plan and retain the timber steps, as is.
- C. Lawson Hill ESA Reasonable Accommodation Documents and ESA Policy Revisions:** The board reviewed the documents and the amended ESA Policy to update the fact that the process to request a reasonable accommodation had transitioned to Lawson Hill.
- D. Other:** The board discussed the photos depicting the problems this winter with the charging station on the front of Hub Lot 2AF. The design is shedding all the snow and melt off, onto the trail and making it very dangerous and icy. The DRB approved plan showed snow guards and a gutter to move the water away from the path. These have not been installed. The path was required to be 4' wide and 18" from the edge of the roof overhang to help manage the snow and water. The chargers have not been installed yet.

The board discussed a similar issue with the Aline Lumber path. Stu said he would meet with Bill Gordon to discuss their problem and Karl Wagner to discuss Alpine's and report back.

- E. Other:** Pam said the EPA was interested in hosting a meeting for our owners to educate them on the EPA's finding relating to the testing they had done last summer. The date of April 19th at 5:30 PM had been penciled in.

3) MINUTES: Reading and approval of the Draft March 2nd, 2022 Meeting Minutes

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

4) ADJOURNMENT: The board moved to adjourn.