

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Tuesday, May 10, 2022

Lawson Hill Property Owners Office

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

Bill de Alva and Dave Bulson called in. Nancy Craft and Pamela Hall were in attendance.

- 1) TAILING REMEDIATION:** Mark Rudolph did not call in. Pam will check after the meeting to see if we can schedule a new meeting to speak with him. Dave Bulson did call in and filled the board in on his understanding of how the process works with the State to do voluntary remediation of the site. CDPHE has a program that allows property owners to do voluntary cleanup. You go through the steps that are approved and then get a statement from the State of “no further action” and then a covenant with restrictions on allowed future uses of the land is entered into. Dave said the EPA and the CDPHE have a memorandum of understanding that the EPA will not get involved if the State takes over the oversight of the cleanup. Dave does not think there is any funding under this scenario though. The responsibility for cost usually stays with the responsible parties. Idarado would likely be the responsible party and if we reached out to them, they may be willing to work with us in a partnership so they too could have a bigger say in how the work is done. The EPA would likely go after Idarado to pay for the cleanup they would do. Once you have a plan approved you organize the cleanup and once complete, they sign off. He has been involved in cleanups in Rico and Mike Doehrty is working on one at the Ophir loop. Matt questioned what Dave’s concern was about us using the EPA. Dave said the route with CDPHE would give us more say in how the cleanup happens. Laura asked what the fear is of happening the EPA take charge was if they were willing to pay. Nancy said that the fear is that if the EPA takes charge, they will haul the tailing out and we will have little to know input. If the EPA finds the site to be an emergency, then they can move forward without going through NEPA. Dean asked how hard it would be to get the EPA to step back. Dave said there was constant participation with the CHPHE VCUP. If progress is made, they have stepped back. Shane asked if Mark would help come up with a plan. Dave said no we would need to hire environmental engineers to develop a plan. Mark would only approve it and oversee completion.

Dave Bulson and Nancy Craft left the meeting

2) OLD BUSINESS:

- A. **Pedestrian Path Bid Process:** Pam said she would try to get two separate bids for the construction cost on the pedestrian sidewalk.
- B. **Lot HI, G and F Access Easement Shared Maintenance:** The board read through the document. Stu said it would be easier to have a fixed cost say \$750.00. The board thought that sounded like a good idea.
- C. The board discussed the Gordon charging station and how they had received complaints during the winter about the drainage onto the trail. They directed Pam to let Bill Gordon know he needs to complete the DRB approved plan and finish the gutters, downspout and snow guards.
- D. **Other:** Matt brought up the relocation of the trail on LOT 316-1, Coors Wright property. Shane wants it to be moved, Matt wants it to be moved too. Pam said it would likely cost at least \$5,000.00. The board supported moving it off his property. Pam had included Coors as an additional insured to protect him from liability in the meantime. Matt asked who we might use. Pam suggested Brighton who already works regularly for Lawson Hill doing landscaping. Matt said he would like to walk it with Brighton if he was interested.

Ginny Gordon joined the meeting.

- 3) **OTHER:** Ginny Gordon wanted to pole the board on how they felt about LOT 2AF and LOT 1A adding housing for employees, preferably in the berm behind the Conoco or the new development on Lot Hub 2AF. The board stated they supported deed restricted housing and they would still need to see a plan. The board supports the conversion of some of their industrial zoned square footage to housing. The board clarified that there is no additional square footage available to them unless they can find a willing seller of square footage within the PUD and move it to their lot. It was also explained to Ginny regardless of the size of the residential unit, they would need to provide two parking spaces per unit. The board also advised her that they are still working on trying to get the neighborhood commercial as an allowed use and would support Bill's idea about putting in a diner.

Ginny left the meeting.

- 4) **MINUTES:** Reading and approval of the Draft March 28, 2022 Meeting Minutes

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

- 5) **ADJOURNMENT:** The board moved to adjourn.