

LAWSON HILL PROPERTY OWNERS CO.

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DRAFT ANNUAL MEETING MINUTES THE LAWSON HILL PROPERTY OWNERS COMPANY THURSDAY, MARCH 16, 2022, VIA ZOOM

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

- 1) **WELCOME:** Bill welcomed participants to our 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 January 26, 2022 and posted at the Lawson Hill Ancillary Post Office. The final packet including the agenda was emailed to all owners, March 8th, 2022 and the Agenda was posted on the Lawson Hill web site and at the LHPOC Ancillary Post Office March 9th, 2022.
- 3) **ROLL CALL:** Board of Directors Present: Bill de Alva, Laura Ellison, Pamela Hall, Matt Kuzmich, Shane Jordan. And Bebe Hinde

MEMBERS PRESENT VIA ZOOM:

Dennis Green, Barbel Hacke, Bob Gleason, Conor Intemann, Jerry Delosier, James Gorraiz, Karen Gugliemone, Nancy Craft, John Wontrobski, Lee Taylor, Marissa Matty, Dean Bubolo, Andrew Shoff, Judy Kohn, Heather Chase, Brian Anderson, Sarah and Andrew Tyler, Jackie Kennefick, Bas Afman, Laura Colbert, Lance Waring, Banks Brown and Laura Cattell, Hollie Hannahs, Sage Martin, Jessica Heady, Chris Jaquet, Kari Distefano, Dave Averil, Sofia Marcheva, Allison and Coors Wright, Dan Dockray, Kim and Jake Spaulding, Karen and Moe Belerose, Kathleen Morgan, Alex Martin, Dean Rolley, Dylan Brooks, Katherine Warren, Trang Pham, Kelly Grace, Greg Carberry, Melissa and Luca Ramponi, Ryan Kusuno, Emelie Engvall, Sandy Dwight, Kevin Jones, Dan and Heather Curtis, Candice Good, Jon, Sandy Dwight and Michelle Foote. Proxies were received from Noah Sheedy, Ryan Grady, Blythe Sargent, Doug Geissler

- 4) **READING AND APPROVAL OF THE MINUTES:** Karen Guliemone made a motion to approve the minutes as presented, Nancy Craft seconded, and the motion passed.
- 5) **SMART UPDATE:** David Averill Executive Director for San Miguel Authority for Regional Transportation presented on screen with the engineered drawing for an underpass under Hwy.145. This project was a high priority for the Mountain Village trail

master plan because it is not just recreational, but a commuter link as well. Smart sponsored a grant initially to CDOT for the engineering. It was matched with a 3-way split with San Miguel County, Mountain Village and SMART. He showed the proposed 8-10-foot pedestrian underpass. He explained the location was chosen because of the grade and the ability to excavate considerably less. Their goal is to minimize lighting and to disturb the least number of trees. It will be a box culvert construction with one lane in the highway 145 closed at any time during construction. David said they will need approximately 1 million in matching grant funding. Smart and the Town of Mountain Village are each contributing \$250,000. And they plan to ask SMC and the Town of Telluride to contribute. Nancy Craft asked where this was located, and David explained that it is near the Meadows trail and the fire access lane into Lawson Hill. Matt Kuzmich asked who would be responsible for the maintenance. David said it had not been determined yet. Matt asked what the timeline was. David responded likely 2023 and that the Mountain Village was going to sponsor the construction.

Kari Distefano, Operations Manager and Senior Planner for SMART took the floor to talk about a survey that SMART is requesting participation in. They are looking for feedback for additional trips into Lawson Hill, what times that would be needed and the possibility of additional service between Lawson Hill and Mountain Village. They are also asking where the best stop in the Village would be. The Meadows area or the Plaza? Kari asked everyone to participate in the survey.

6) PEDESTRIAN PATH PLAN, BETH BALIS, CARIBOU DESIGNS: Beth was not able to attend the meeting, so Bill presented her drawings. Nancy craft complimented the board on moving forward with this. It will help with access to the Valley floor and particularly the Nordic access. She said the open space commission has considered moving the Valley Floor trail head to the underpass. They would look forward to working with Lawson Hill on this. Bill said he was glad she brought up the Nordic Skiing and the access. He pointed out a parcel across from the Conoco that may be donated to SMC for a River Park. Bill said another option if that parcel was transferred to San Miguel County and converted to a park, is winter grooming of a Nordic track from the Lawson Hill ballfields to the underpass would be possible.

7) OLD BUSINESS – BOARD REPORT: Bill gave a report on the items the board has been working on this year. The pedestrian path which was already discussed has consumed a considerable amount of time. It however has already been covered.

The EPA testing of tailings west of Hwy. 145 and results which were shared with the owners has been a topic of discussion. We continue to work with the EPA as they determine the best approach to mitigation.

Neighborhood commercial which has been a topic of interest for many years has begun to get some traction. We have met with the County and hired a consultant to provide a parking and traffic study. Neighborhood commercial is defined in the County Land use Code as close at hand goods and basic services, accessible and convenient to existing vehicles, transit and non-motorized means of travel and be trip reducing. Bill went on to explain this meant serving the needs of the Lawson Hill businesses, residents, students

and those who are basically already here. Marissa Matty asked which lot or lots this would be applicable to. Bill explained it would be applicable to all the lots zoned industrial which are from the front entrance up through the live work lots.

The board has also continued to work with the Telluride Mountain School on a density, land and zoning transfer. That has taken some time but is moving through the process. This was instigated by the schools need to develop parking. They have been leasing parking from Lawson Hill. Bill pulled up the map and pointed out the different lots and who owns which. The board has been pushing them along the path to develop their own parking for a long time. The construction has already begun on the parking. He said the benefit Lawson Hill is receiving is an additional 10,000 square feet of Industrial square footage added to the existing 30,000 square ft. on Lot HI. Bill said we do not have a current plan to develop this lot though.

The board has also been continuing to work on the ESA dogs. The County had been processing those applications but has requested Lawson Hill take over this process.

We are also working to establish the value and use of wells 1 or 2 wells which may have been drilled but have not been put to use.

Bill said the Annual Picnic is scheduled for Sunday June 5th.

Bill announced he recently sold the property he owned in Lawson Hill to the owners of Cross Fit, Robin and Kevin Jones and they plan to build a new Cross Fit building and some housing. Bill said he has agreed to stay on for a little longer as the representative of the new owners of Lot E primarily to allow for a reasonable transition. He has handled many things on the board and wanted to make sure the new board was on solid ground before leaving.

8) ELECTION OF BOARD OF DIRECTORS: Bill said the voting was extended to run through this meeting and once the ballots are counted an email will be sent to all owners with the results.

9) FINANCIALS: Pam explained the 2022 Budget line by line. Membership dues have not changed in 20 years. We subsidize the operation budget with revenues that come from the Retail Sales Assessment, (RSA) Real Estate Transfer Assessment, (RETA) and from leasing. The bulk comes from RSA. We are starting to budget for the front entrance improvements, an overlay from the Conoco to Cindy Bread, and looking to possibly chip and seal in 2023. She took questions. Lee Taylor asked why the fire mitigation, irrigation and landscaping was up. Pam said the hourly rates for tree removal have gone up considerably and much of this is cleanup. The forest is relatively unhealthy with the drought, so we are losing more trees. We keep expanding the irrigation. It covers all the berms in the commercial area, ballfields, the park. The irrigation system is temperamental. We operate with dirty water, so the system gets clogged easily. We have taken many steps to make the system work. Developed the intake and added the spin filter. We have added a check system, so we are checking all facets regularly. Shane added the landscape budget is up in anticipation of the front entrance improvements and we have spent some on planning, but the majority has not been spent. We have over 2.2

million in the bank. We saved approximately \$150,000. This year. Barbel asked if there are fees from illegal trash collection. We fine individuals for violating the rules. The money goes into miscellaneous income.

10) OTHER: Bob Gleason said thank you for the meeting and what a great job the group has done running this neighborhood. It runs really well! The culture in the Town of Telluride has been changing dramatically in the last few years with Co-vid. People used to live and work in town and now they no longer do. If we are going to save the culture of Telluride, which is in essence our community, we need to figure out a way we can vote without changing our community. Lawson Hill could make up 25% of the votes in the town. We could have our smart people sit on town council. We could be effective in keeping the culture we love alive. How can we become part of the Town of Telluride and have a voice in the valley and not ruin what we already have here in Lawson Hill? Bill said this is a huge question and the board has looked at this on multiple occasions. It went as far as the board educating themselves on the process. It is not a small undertaking. Bill said if Bob had the interest in doing some research, he would be happy to share his folder so Bob could study the statute.

Conor Intemann suggested doing speed bumps or humps along Society and Alexander Overlook and along Society from the trash building to Cindy Bread. He said he also thought the board should get cameras installed at the trash building. The abuse is difficult to watch. He said they have installed them at the Gondola station, and it has been an incredible tool. Bill said they can be a fairly reasonable cost and do not need internet, they can run off cellular.

Hollie Hannahs wanted to piggyback on Conor's concerns about speeding. She said the new berm at the Conoco still makes it difficult to either turn left or right even though one tree was removed. Hollie said her other concern is there is no speed limit sign when you exit the roundabout heading south. It may be a Lance Waring question if he is still present. Lance said it is a CDOT Highway, and the request would need to be made to CDOT, but he could do it.

Bas Afman wanted to know if there are plans to get fiber optic into Lawson Hill. Bill said we had looked into it a year ago, but the contractors installing it were so busy they were not responsive to our inquiries.

Marisa Matty said a way to preserve culture and get involved is by serving and attending school board meeting.

Sofia Marcheva wanted to know if we could hire an arborist to come and look at every one's trees and mark the ones that are dead or hazardous. Bill said the board has discussed this and he recalled the board had concerns about entering private property and especially any liability.

11) ADJOURNMENT: John Wontrobski made a motion to adjourn, Lance seconded, and the motion passed.