



MINUTES OF THE BOARD OF DIRECTORS MEETING
Thursday, February 23, 2023. Lawson Hill Office

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Laura Ellison, Shane Jordan, Matt Kuzmich, Stu McCreedy, Dean Bubolo and Bebe Hinde Pam Hall was present as manager.

Meeting was called to order at 8:30AM

- 1) **MINUTES:** Reading and approval of the draft January 11, 2023 BOD meeting minutes.

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

Motion: Laura made a motion to go into executive session to meet with our attorney, Dean seconded, and the motion passed.

- 2) **Executive Session:**

Motion: Dean made a motion to come out of executive session, Matt seconded, and the Motion passed.

Bebe left the meeting.

- 3) **NEW BUSINESS:**

A. Approval 2023 Dues: The board debated the need to raise the dues to reduce the use of reserve income to balance the operations budget. Dues have not been raised in 20+ years and reserve income has been transferred to the operational account. The board is concerned that the draw on reserves is growing each year. The increased cost of daily services and the board's desire to assure there are adequate funds in reserves for overlaying the roads, building pedestrian pathways and other capital improvements for the benefit of the association has made them evaluate the need to increase dues. They would like to avoid the need for special assessments in the future. The board discussed raising the residential rate from \$114.36 per quarter to \$150.00 per quarter, approximately \$12.00 per month and a similar percentage for the commercial units. Our fiscal year starts January 1st and this budget and dues increase would be for the 2023 fiscal year. The first quarter statements have gone out already and this additional charge could be invoiced separately and sent with the 2nd quarters dues statement.

Motion: Matt made a motion to increase the 2023 dues as proposed in the draft budget, Dean seconded, and the motion passed.

- B. Approval 2023 Budget:** The board reviewed the proposed budget and suggested increasing snow plowing, legal and professional fees in anticipation of needing additional funds in those areas.

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

- C. Annual Meeting Planning:** The board discussed the logistics and the agenda. They agreed the meeting would be in person and voting would be allowed both in person and by using the vote@lawsonhill.com email. The confirmed ballots would be counted by Shane, Matt and John Wontrobski. They considered what might be talked about under board report old business and new business. They contemplated who would speak to each item. They discussed what might come up under other on the agenda.

- D. Pedestrian Path Grant Process:** Pam explained she had requested support from San Miguel County in sponsoring a grant application for the pedestrian path. Mike Bordogna seemed supportive and suggested we submit a joint application with Mountain Village to TAP for both the underpass and the pedestrian path in a phased approach, with the path getting phased first.

- E. Appointment for Conciliation Attendance:** The board considered which member should attend the conciliation with the attorney and Pam. The board member would need to have the authority to make binding decisions during the process.

Motion: Stu moved to appoint Dean to represent the board and make decisions on their behalf (within the parameters discussed in executive session) during the conciliation process. Laura seconded and the motion passed.

4) OLD BUSINESS:

- A. Governance Policy:** The board wanted clarity from Tom Kennedy about some language in the document before formally adopting. It will be considered at the next regular meeting.

5) **Adjournment:** Shane made a motion to adjourn, Matt seconded, and the motion passed.