



MINUTES OF THE BOARD OF DIRECTORS MEETING
Thursday, April 27, 2023. Lawson Hill Office

ROLL CALL AND DETERMINATION OF QUORUM: Members Laura Ellison and Shane Jordan were present in person, Dean Bubolo and Ginny Gordon were on a ZOOM call. Stu was absent.

Pam Hall was present as manager.
Kevin Jones attended as an applicant for the DRB open seat.

Meeting was called to order at 8:33AM

- 1) **MINUTES:** Reading and approval of the draft February 23, 2023 BOD meeting minutes.

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

- 2) **NEW BUSINESS:**

- A. **Election of Officers BOD:** Shane said he would prefer not to be president because it is likely he will not run next year to retain his seat. He asked if anyone else was interested in being named president. Ginny said she is too new and needs to come up to speed. Dean said he may be interested in the future but not at this time. Pam suggested Shane stay president through his current term. He said he was willing to do that.

Motion: Laura made a motion to elect Shane as president, Laura as vice president, Stu as treasurer and Dean as secretary. Dean seconded and the motion passed.

- B. **Appointment Alternate Board of Directors:** Letters of interest were received from Ryan Markey and Katherine Warren to fill the alternate seat. Shane said he would make a motion to appoint Ryan to the seat because he actually ran for a board seat in the 2023 election. Dean acknowledged Ryan has a strong financial background which could be helpful with budgeting. Laura agreed financial expertise could be an asset to this board. The board admitted they were not very familiar with either applicant.

Motion: Shane made a motion to appoint Ryan Markey as the alternate for a one-year term to the Board of Directors, Dean seconded, and the motion passed.



C. Appointment to Fill Vacated DRB Seat and One Alternate Seat: Applications for these seats were submitted by David Eckman, Jake Spaulding, Kevin Jones and Alex Rollinson. The board discussed the expertise and value these applicants could bring to the board. Pam said the declarations allow for two alternates, Dean is currently an alternate and would like to remain as the senior alternate. She said this would be a time to make Dean the senior alternate and appoint a junior alternate. Each with a one-year term and appoint the regular seat for a two-year term. Laura asked if the DRB had an opinion, Pam said she spoke with Banks the chair of DRB and asked his opinion on the seat appointments, he supported appointing David Eckman to fill the seat and Kevin Jones as the new alternate.

Kevin introduced himself and his interest in serving Lawson Hill. He owns property here and he would like to be more involved. His expertise is in finance, tourism and design. He developed a condo project and learned a lot through that process. He was involved with the Peaks Hotel and vacation rental business in the region. He worked with their owners to help them get through the design process. Pam said he does represent the commercial owners and currently DRB only has residential owners sitting on it. Shane asked if he thought he had any bias toward the lot L project that will be coming forward this year. Kevin said it had not crossed his mind what applications may be in front of him when he sent his letter of interest and he does not know anything about the proposed project. The applicants have not come to him to discuss the project or asked for anything from him. Kevin said he has no conflict or bias.

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

Motion: Shane made a motion to appoint Dave Eckman to a regular seat for a two-year term, and Kevin Jones to a one-year term as junior alternate. Dean seconded and the motion passed.

D. Easement for Trails for Underpass Connection: Tom Kennedy has provided a preliminary draft easement for our trail. The CDOT grant applications for the underpass will require clarity on public access through the development. We expect these trails to be used by the public, so it is best to spell it out in a document. He recommended the maps associated with this could be accomplished with an app that produced a line where you walked the trail. The board discussed the width that should be allowed. It was determined 6' wide easement, 3' each side of center line. This is preliminary draft and will be brought back to the board once it is finalized.

Kevin left the meeting.

Dean Bubolo recused himself from this agenda item because he is on the TMS board.

E. Temporary Use Permit Referral, Camping on Lot G: The board discussed the referral from San Miguel County for a temporary use permit for camping on Lot G during Bluegrass. Dean asked Pam to give a history of the previous use of Lot G during Bluegrass and to explain this proposal. She went on to explain that Lot G had been used for car parking only for a number of years. This parking helped support the camping on the playing field and has been believed to be beneficial. The camping on the playing field financially benefits the association directly and helps pay to maintain the field. She said this proposal is not for vehicle parking but is for vehicle camping. Sprinters, trailers, vans. Somewhat unknown which of these would purchase these new parking passes. Bluegrass would sell the spaces per unit, not per person. So as many individuals who could fit in the van/camper would be allowed. Pam stated this site is visible and we may see folks cooking and or possibly taking outside showers.

Lot G is zoned light industrial and is privately owned, whereas the playing field has a recreational zoning. Ginny shared her concerns that this event has continued to grow. There will never be enough camping to meet their need, the demand is too high. She said Lawson Hill already does more than their share to support this festival. Shane said he is on the fence and at best he could only support it for one year but also understand the precedence that it could set, and that every industrial lot may want this going forward. Laura said she thought the one-year plan sounded okay. It would not impact her business but if they wanted to camp in the intercept lot it would make her crazy. Pam said she had talked to Andy who said he signed the same agreement as last year with Bluegrass, but they only mentioned camping as a casual use. The School receives the same amount of consideration for the use either way. Ginny reiterated this is not zoned for this and we are already too busy. She said she feels strongly that this would be a poor choice to allow this new impact from 75 to 100 additional campers moving through the community. Shane said he has changed his opinion and is currently opposed to the temporary use.

Motion: Shane moved to have Ginny help Pam write a letter to San Miguel County explaining that we already have done enough for this event and the board is opposed to adding additional camping on an industrial lot. Ginny seconded and the motion passed.

F. Authorization of Agency Water Tan Repairs: Pam explained that the TOT needs this authorization signed by Lawson Hill to apply for a development permit with SMC allowing them to complete the improvements to the water system. The board agreed Pam could sign the authorization for this purpose.

Motion: Shane made a motion to direct Pam to sign the document and return it to the town, Laura seconded, and the motion passed.

G. Overlay: Pam updated the board that TGI had not included traffic control in their overlay bid. The cost will go up some. TGI is also having problems finding traffic control firms to respond. She is hopeful the overlay will still be able to be completed this spring.

3) OLD BUSINESS:

A. Pedestrian Path Grant Process: Pam said the grant application has been submitted and now we just wait and see if we receive funding for the proposal. She had both ACM and TGI update their bids to be current with their 2023 pricing. The costs have gone up some.

B. Adopt Governance Policy: Ginny voiced her concerns with adopting such a long set of governing regulations. She suggested we reach out to Tom Kennedy to see how much is mandatory through State or CIOIA and eliminate anything that isn't.

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

4) EXECUTIVE SESSION: Legal

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

5) ADJOURNMENT:

Motion: Laura made a motion to adjourn, Shane seconded, and the motion passed.