



**DRAFT ANNUAL MEETING MINUTES
THE LAWSON HILL PROPERTY OWNERS COMPANY
WEDNESDAY, MARCH 15, 2023**

Shane Jordan called the meeting to order at 5:30 PM

- 1) **WELCOME:** Shane welcomed participants to our Annual Meeting
- 2) **PROOF OF NOTICE OF MEETING:** The Notice for this meeting was sent via email January 18, 2023. A reminder notice was emailed February 13, 2023. The final packet including the agenda was emailed to all owners, March 1, 2023 and the Agenda was posted on the Lawson Hill web site and at the LHPOC Ancillary Post Office.
- 3) **ROLL CALL:** Board of Directors Present: Shane Jordan, Laura Ellison, Matt Kuzmich, Stu McCreedy, Dean Bubolo and Bebe Hinde. Pamela Hall, Manager

MEMBERS PRESENT:

Brian Anderson, Daniel Bellerose, Dan Dockray, Sal Birrittella, Ashley Boling, Cormac Bourke, Banks Brown, Mark Charles, Heather Chase, Dylan Brooks, Tova Davis, Jerry Delosier, Kari Distefano, Jim Dolan, Sandra Dwight, David Eckman, Jon Foote, Jean Frankenstein, Doug Geissler, Bob Gleason, Penelope Gleason, Ginny Gordon, Stanya Gorraiz, Grace and Carberry, Ryan Grady, Dennis Green, Karen Guliemone, Barbel Hacke, Dave Hafer, Abby Hamblin, Rich Hamilton, Drew Harrington, Dave Bulson, Michelle Haynes, Jessica Heady, Conor Intemann, Stephanie Jaquet, Judy Kohn, Mark Kennefick, Latitude 38, Stephen and Sage Martin, Pam McCreedy, Julie McNair, Caitlin Orintas, Lee Taylor, Dean Rolley, Dana Sapper, Sofia Marcheiva, Jake Spaulding, Charlene Steck, Ryan Kusuno, Kevin Jones, John Pandolfo, Sarah Tyler, Laura Colbert, Lance Waring and John Wontrobski, A proxy was received from TSG.

- 4) **READING AND APPROVAL OF THE MINUTES:** Stu McCreedy made a motion to approve the March 16, 2022 Annual Meeting Minutes as presented, Mark Charles seconded, and the motion passed.

5) **BOARD REPORT - OLD BUSINESS:**

1. **Update EPA:** Dean explained the EPA returned in the late summer of 2022 to take additional samples at the same sites that they had tested the previous summer. The goal was to quantify the materials and to develop a plan for remediation. So far, we have not received any update or draft plan from the EPA. Once a plan or report is received, we will inform all the members.

2. **Update Pedestrian Path:** Shane explained that Lawson Hill has put this plan out to bid with a few contractors. The preliminary bids have been higher than expected in excess of \$700,000.00. We have reached out to San Miguel County to act as the applicant to help us apply for CDOT grant money in the hopes of finding additional funding. The first application will be submitted later this spring.
3. **Update Underpass:** Shane reported the underpass has been sent off to be engineered. SMART was the lead and actively involved in this first step. The Town of Mountain Village will take the lead thereafter as it moves through funding and construction. The planners are working on obtaining the necessary easements.
4. **Update Lot HI and G Density Transfer:** Dean said the transfer is complete and the plats have been recorded. The Mountain School Parking Lot has been substantially completed.
5. **Update Single Track off Private Property:** Matt said Lawson Hill was asked to move a social trail that had traversed private property since it was platted. The new owners requested we relocate it to Lawson Hill open space. This has been completed.
6. **Update Stair to Playing Field:** Stu reported portions of the stairs that lead from Society Drive to the field were failing and needed to be replaced. This has been completed. They remain as timber stairs.
7. **Governance Document:** Laura reported that the State has adopted legislation that requires updates to our Governance Policy. We are working toward adopting these.

6) **BOARD REPORT NEW BUSINESS:**

1. **Explore Other Pedestrian Connections:** The board will be looking at options for improving or expanding the pedestrian network in Lawson Hill.
2. **Funding Enforcement:** The board has been considering hiring someone to take over the enforcement of violations of the association's rules, regulations and DRB guidelines. The cost of hiring this position has been discussed.

3. **CrossFit's New Home:** The board reported that DRB approval was granted for a new CrossFit facility and 2 housing units to be built on Lot E. This is located on the vacant lot behind Paper Chase.
4. **Road Overlay and Speed Calming:** The board said that they were planning to overlay the section from the second entrance to Conoco to just passed Cindy Bread on Society Drive. We are well aware of the deterioration of the road and are waiting for a specific time commitment from United to perform the necessary work.

The board had received bids for installing speed dips along Society Drive in the residential strip and the concrete v-pan/speed dips were approximately \$15,000.00 each. It would be considerably less expensive if everyone just slowed down. Shane said they would need to be engineered to avoid draining onto private property.

7) **FINANCIALS: APPROVED 2023 BUDGET:** The approved budget was presented. Matt said it included a small increase in dues to begin the process of balancing the operational budget. The budget has been subsidized from reserve income for the last 20 years, but it is not sustainable. Dylan Brooks raised concerns about how the board was presenting the deficit in the operational budget.

8) **ELECTION OF BOARD OF DIRECTORS:** The candidates Dean Bubolo, Ginny Gordon, Ryan Markey and David Eckman were introduced to the attendees and shared a little about themselves. The election took place both by email and in person at the meeting. The results would be released tomorrow after they are tallied.

9) **OTHER:**

1. Karen Guliemone reminded the owners they should know where the shuts off for the water to their properties are located or try to locate them before there is an emergency.
2. **Volatile Organic Compounds (VOC'S):** Max Henry reported that the Rio Vista I occupants had been concerned with excessive VOC'S registering on their monitor. They had already made contact with the County and State Health Departments and Public works. They were concerned they were coming from the sewer plant.
3. **The Independent Lawson Hill Annexation Group:** The board said they



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were not affiliated with this group however once the annual meeting adjourned, the group would use the rest of the allotted time at the library to present to those who were interested in hearing their ideas.

10) ADJOURNMENT: Members moved to adjourn.