

**MINUTES OF THE BOARD OF DIRECTORS MEETING
Wednesday, September 6, 2023. 8:30AM Lawson Hill Office**

ROLL CALL AND DETERMINATION OF QUORUM: BOD Members Shane Jordan, Laura Ellison, Dean Bubolo, Ginny Gordon, and Stu McCreedy were present. Ryan Markey was absent.

Pam Hall was present.

Meeting was called to order at 8:35AM

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

1) EXECUTIVE SESSION: Legal Discussion Tom Kennedy, General Council

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

2) MINUTES:

- A. Reading and approval of the draft July 12, 2023 Meeting Minutes
- B. Reading and approval of the draft July 19, 2023 Meeting Minutes
- C. Reading and approval for posting only the draft March 15, 2023 Annual Meeting Minutes.

Motion: Stu made a motion to approve the draft June 12, 2023 Meeting Minutes as submitted, the draft July 19, 2023 as submitted and the draft March 15th Annual Meeting Minutes for posting on the web only, Ginny seconded, and the motion passed.

3) OLD BUSINESS:

- A. Posting New Policy:** The board agreed we should get the new assistance dog policy on the web site. It has already been mailed to all owners. The board discussed it would be helpful to learn how to post on the web site without having to rely on outside help each time. Pam will organize a meeting to get an admin account access and a demo on posting from Bill.

- B. Fire Mitigation:** Dean wanted to discuss the need to begin to look at our open space to reduce the possible risk associated with a forest fire. It was agreed a fire would most likely move up the Valley from Ilium. The board discussed how to approach developing a future plan to reduce the ladder fuels from the undergrowth and to remove dead trees from open space.
- C. Pedestrian Trail:** Pam said she has a meeting with CDOT and the County in early October and will update at the next meeting.
- D. Request for Distribution of Information:** The board discussed the parameters for distributing information through our email list that is not directly Lawson Hill generated. We may want to include sending information from the County, the Towns or State with important notices that impacts all our owners. Ginny said Tom Kennedy would draft a policy for us. Ginny felt strongly that this request from LHAG may be of interest to our owners because it could have an impact on property values, individual owners' expenses and property rights.

Motion: Ginny made a motion to send an email to our owners to inform them that an annexation group has formed. The board is not involved with them or their actions and owners should contact them directly and provide their contact information. Stu seconded and the board voted 3 to 2 in favor. The motion passes.

- E. Wells 1 and 2:** Dean asked Pam to give some background on the wells and our water rights. Pam went on to explain that our water right that were passed on from the developer for irrigation was found to be absolute in 2018. The water is also augmented in Trout Lake to supplement during years the right is called. The wells were never developed but are tied to this same water right. In October 2020 we filed an application to extend the time to develop these wells or lose the opportunity completely. The court offered us one more opportunity to show these wells function and to develop them into an integrated water system that would be applicable to the allowed use of "irrigation, commercial, industrial or fire protection". Currently we are only able to pull water from Skunk Creek through the intake we developed. The amount is 0.2333 c.f.s. (100 gpm) conditional for each well. At this point the association has approximately three years to test the one well that has been drilled for viability. It was never completed and does not have a pump installed, so a pump truck would need to set up onsite for a duration appropriate to determine the possible gallons per minute. Based on those findings the association could either develop this well or drill a new well and if adequate flow, develop it and integrate the well into the current system and begin to use it. This would minimally require a pump and lines to move the water to the use site. We have irrigation close at hand that could be served

by this. Once perfected you would have the opportunity to expand the use and system with what made the most sense. This is “clean” water with a direct access point. What we have now is dirty water from a creek that can be impacted by drought or uphill users. It is a gravity feed manual system that requires flow in the creek to operate. Dean and Patrick Drew took off the casing and measured the depth of the well at 138 feet. The water was about 6’ from the top in the spring. They will measure again the fall to determine any changes. The board is in support of exploring and pursuing testing the well and gaining more information about its value to Lawson Hill.

F. Other: Adopt Governance Policy:

Motion: Ginny made a motion to approve the new Governance Policy drafted by David Firmin as presented, Stu seconded, and the motion passed.

4) NEW BUSINESS:

- A. **Letter to Town and County to Notify Assignment:** Tom Kennedy was directed during executive session to draft a letter to the County and Towns, so we are notified when they discuss amendments to the water agreement. The board will review the letter before it is sent.
- B. **Document Retention Guideline:** The board discussed the benefits of utilizing a guideline for what must be retained. Ginny would ask the attorney if this needed to be adopted or was just an internal use document.
- C. **Other:** Shane said he wanted to discuss getting ahead on the budget by creating a sub committee to get an in depth understanding of the costs. Shane said some people are barely hanging on and he does not want to raise the budget without having a narrative to explain it. Dean said he would be interested in working on a sub-committee. He would really like to understand what the big-ticket capital items we have coming up. The roads are probably number 1 but there are others.

5) ADJOURNMENT: Shane moved to adjourn, Stu seconded, and the motion passed