



**APPROVED MINUTES OF THE BOARD OF DIRECTORS MEETING  
Tuesday, November 14, 2023, 8:30AM Lawson Hill Conference Room**

**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 in attendance.

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

**1) EXECUTIVE SESSION: LEGAL- PERSONEL**

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

Dave Bulson and Shellie Duplan joined the meeting.

**2) OTHER:**

**A. Noticing, Dave Bulson:** Dave explained that as a resident it is difficult to participate in board meetings with the current noticing. Lawson Hill has traditionally organized BOD meeting on a needs and convenience to the board basis, and then notice meeting through an agenda posted at the Lawson Hill PO and on the web site. Preferably he would like to see the board send out an email announcing the next BOD meeting date when set. Then send an email blast with the agenda and a link to the materials packet for each meeting. He said it is standard in the municipal world and other associations in the region to operate that way. It makes it easier to follow what the board is working on and participate. Dave thought if the board had a formal process the participants would act more formally too. This will promote transparency and allow the board to get feedback from the owners. Shellie Duplan manages Aldosoro and said they blast out the agenda on the Friday the week before a meeting and then have every meeting on ZOOM so all owners can participate. They also set a regular schedule such as the 3<sup>rd</sup> Tuesday of every month. Dave likes the idea of the ZOOM meeting so he could listen when he works.

Pam asked what Dave meant in his email about the regional pressures against the community (Sewer Expansion / Rec Center / Water Sewer Agreement. He advised the board that the Town of Telluride was in the process of doing a wastewater

study that includes the feasibility of Lawson Hill owned property. The board was shocked and knew nothing about this. He went on to say that we need to have a seat at the regional government table. We are larger than Ophir, Rico, Norwood and Sawpit. He believes if we act as a responsible, self-governing group, we will have more say as these issues come up. The board promised to discuss again at next meeting

- B. Shellie Duplan introduced herself as the manager of Aldosoro and also representing a group of concerned HOA's in the region that believe that small entities can exercise their input by cooperating. They are concerned about the San Miguel County east end master plan. She said the majority of it is well vetted. The proposed plan has added the CH zone to the Master Plan. Shellie said her interpretation of the proposed CH Zone overlay is that it would grant a use by right of 20 units per acre. She asked the Lawson Hill board to put their name on the ad going into the newspaper. Laura said she cannot read the document as presented and would want to confirm what it says in a full-size document. She asked Shellie to provide this to us prior to our agreeing to be included. After a long debate a motion was called for.

**Motion:** Stu made a motion to put our names on the ad subject to receiving an electronic copy of the ad so the proposed content could be confirmed and approved via email by the board, Dean seconded, and the motion passed. Ginny Gordan abstained from voting stating this is not something the board should consider..

### 3) NEW BUSINESS:

- A. **Chris Hawkins DRB Approval:** The DRB along with Chris Hawkins and Tom Kennedy discussed the need to update the DRB Guidelines at their last DRB meeting. They asked me to get a proposal from Chris and bring it to the BOD for the financial approval. Ginny said we should confer with David Firmin on any requirements that CIOIA may have implemented for DRB guidelines. Shane thought the proposal looked reasonable.

**Motion:** Ginny made a motion to approve the proposal after fine tuning it and with Shane being the primary contact. We are prepared to fund it. Stu seconded and the motion passed.

- B. **Lot 302-6 Parking Easement Vacation:** Pam explained the request to clean up the plat for this lot. The easement was vacated on the replat in 1993 but has continued to show in a title search. The title company suggested a formal vacation document to be recorded for the property.

**Motion:** Stu made a motion to approve Shane signature on the vacation easement, Ginny seconded, and the motion passed.

**C. Budget Discussion:** The board discussed the upcoming budget for 2024.

**D. IRS Resolution:**

**Motion:** Stu made a motion to approve the IRS Resolution for the 2023 tax season, Dean seconded, and the motion passed.

**E. Mountain School Public Art:** The school would like to install art at the lower bus stop on a rotating basis.

**Motion:** Shane made a motion to approve the plan for the public art project as presented, Dean seconded, and the motion passed.

**4) MINUTES:**

A. Reading and approval of the draft September 6<sup>th</sup> BOD Meeting Minutes.

**Motion:** Shane made a motion to approve the September 6, 2023 meeting minutes as amended, Stu seconded, and the motion passed.

B. Reading and approval of the draft October 10, 2023 Meeting Minutes.

**Motion:** Stu made a motion to approve the October 10, 2023 meeting minutes as amended, Ginny seconded, and the motion passed.

**5) OLDBUSINESS:**

A. **Pedestrian Trail CDOT Update:** Pam said she was meeting with the County today to discuss the process.

**6) ADJOURNMENT:** Board moved to adjourn