



**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**Wednesday, December 6, 2023, 8:30AM Lawson Hill Conference Room**

**ROLL CALL AND DETERMINATION OF QUORUM:** BOD Members Laura Ellison, Dean Bubolo, Ginny Gordon, and Stu McCreedy were present.

Pam Hall was in attendance.

Lee Taylor, Chair of the San Miguel County Planning Department, joined the meeting.  
John Wontrobski as owner and president of the San Miguel Ridge HOA joined the meeting.

Laura invited Lee to address the meeting in advance of our regular agenda. Lee was concerned about the inclusion of Lawson Hill Propertyowners Company in the Daily Planet advertisement regarding the EEMP and in particular the CH zone district included in that plan. Lee agreed with the sentiments of members of the board that there are areas of the CH zone district and the master plan that are of concern and still need work. He wanted to reassure the board that the County Planning Commission is actively working on this. One area of particular concern is the interpretation that the current draft is being seen by some to create a use by right of 20 units per acre. Lee wanted to stress that it is not the Planning Commission's intention that this provision provide a rezoning of any property and is not conferring a use by right. Lee asked for the patience of the community while the Planning Commission works through these issues. The Board thanked him for coming to speak with us as his presentation did provide us with more clarity on the subject which would be helpful for the board's discussion of the matter later in our agenda.

John and Lee left the meeting.

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

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

**Motion:** Dean made a motion to move out of executive session, Stu seconded, and the motion passed.

5 Minute Break

**2) MINUTES:** Reading and Approval of the draft November 14<sup>th</sup>, 2023 BOD Meeting Minutes

**Motion:** Stu made a motion to approve the November 14th, 2023 BOD Meeting minutes as amended, Ginny seconded, and the motion passed.

### 3) NEW BUSINESS:

**A. Introduction of New Management:** Laura introduced Vanessa Sandoval, Karl and Anneliese Riebel with AHP Properties.

**Motion:** Ginny made a motion to approve Laura signing the AHP contract for services, Dean seconded, and the motion passed.

**B. Options for appointment of Vacated Seat:** Ginny explained the legal process per our governing documents for filling the two vacated seats. We now have two openings, one for a regular seat and one for the alternate. She said there is no obligation to fill the seat now with the annual meeting in March coming up. The board discussed the benefits of doing it now or at the Annual Meeting.

**C. Election of New President:** Shane resigned, and appointment of a new president was discussed.

**Motion:** Ginny made a motion to appoint Laura as president, Dean as vice president and Ginny as Secretary for the remainder of this term, Stu seconded, and the motion passed.

**D. TMS Special Use Telluride Academy:** Pam explained that Telluride Mountain School was asking for support for allowing the County to issue a special use for Telluride Academy to use the Mountain School facility for three weeks in the summer.

**Motion:** Stu made a motion to approve the boards support of the Mountain Schools request for a special use to San Miguel County for Telluride Academy, Ginny seconded, and the motion passed. Dean recused himself because he serves on the TMS board.

**E. Change of Noticing for Regular BOD Meetings:** Ginny explained our obligations per the Governing documents for noticing meeting. The board discussed options to consider with the new management team. Dean would like to standardize the meeting date. Days were discussed.

**Motion:** Laura made a motion to have BOD meetings scheduled the second Tuesday of each month, Stu seconded, and the motion passed.

- F. EEMP Referral:** We received the EEMP as a referral. Shellie Duplan asked if we would like to add our names on the referral letter they drafted. The board was not interested in this and instead confirmed they would like to remove their name from the ad.

**Motion:** Dean made a motion to remove our name from the ad and to not submit a referral letter for the EEMP to the planning commission at this time. Stu seconded and the motion passed.

- G. Annual Meeting Date:** Pam advised the board she had secured the Library Program Room for the Annual Meeting on March 13<sup>th</sup> from 4-7 allowing time for set up.

- H. Other:** Pam said Dave Eckman had asked her to look at the drainage from the bus stop at the Alexander Overlook and Society Drive. The water dumps into the Pointe and sheds across Alexander Overlook in a manner that did not make it into the culvert on the east side of Alexander Overlook. If this was a goal to resolve, it would make sense to get this engineered and built at the same time as the overlay. In the past the association has shared the cost of v-pans across access entrances or expected the owner to pay for them. Pam said if the board would like, she could talk to Dave Ballode and see if he would be available to engineer this and what the cost would be.

#### 4) OLD BUSINESS:

- A. Pedestrian Trail- County MOU:** This is a non-binding MOU drafted to spell out Lawson Hill and San Miguel Counties obligation in this joint process to use the CDOT grant funds to build the pedestrian trail in Lawson Hill.

**Motion:** Ginny made a motion to approve Laura signing the MOU with SMC, Stu seconded, and the motion passed.

- B. Asphalt Overlay Bid Agreement:** Pam explained that the estimate includes two raised speed bumps, raising all the manholes, a leveling course and shoulder work. We have a shared maintenance agreement for the Top of the Hill parking lot so those entities will be responsible for their share. Dean asked if we could notify the owners in advance so they may be able to take advantage of United presence in the neighborhood and possibly have private roads or driveway work done at the same time. Pam said she would speak with United to check if they were amenable to having individual owners or HOA's



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contact them. The board wanted to clarify that if necessary, they could make changes to the estimate such as removing a speed bump.

**Motion:** Stu made a motion to approve the United Estimate for the Overlay of the roads and have Laura sign it. Ginny seconded, and the motion passed.

**C. Chris Hawkins Proposal:** The board has agreed to the funding of this DRB re-write, but would like input from the Design Review Board prior to signing. Pam said she is scheduling a DRB meeting prior to the next board meeting. They can discuss and if satisfied it can be signed at the next BOD meeting. Ginny suggested that once new DRB guidelines have been drafted, that these should be reviewed by David Firmin to ensure compliance with CCIOA provisions.

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