



Lawson Hill Property Owners Co.
P.O. Box 3927
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www.LawsonHill.com

DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING
Tuesday, December 19th, 2023, at 8:30AM – Ellison MacIntire offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM: BOD Members Laura Ellison, Ginny Gordon and Stu McCreedy were present.

Pamela Hall, out-going manager and Vanessa Sandoval, member of new AHP management team, were present.

Michelle Haynes, an owner who expressed an interest in filling the vacant board seat, was present for the very end portion of the meeting.

Lawson BOD Meeting Called to Order at 8:28AM by the President, Laura Ellison

1. Executive Session

There was no business to be discussed in Executive Session

2. Approval of Prior BOD Meeting Minutes:

A few edits and typos were discussed from the draft meeting minutes from November 11th, 2023. Ginny Gordon provided a replacement paragraph to have included in the minutes.

There was a motion by Stu McCreedy to approve the minutes of the 11/14/23 meeting as amended. The motion was seconded by Laura Ellison. The motion passed unanimously.

3. New Business

A. Budget Discussion

The group decided to defer any further detailed discussion and/or voting on the 2024 budget until all members of the board can be present. The Preliminary Budget discussion will be on the agenda for the February meeting.

B. Documents for January 25, 2024 Informational Meeting

Ginny confirmed that the library has been reserved on January 25, 2024 from 5pm-7pm for the property owners forum to present and discuss the process and the documents necessary to consent to amendments to the LHPOC Declarations and PUD in order for the property owners to vote on whether or not to eliminate the prohibition on dogs in Lawson. This meeting will be informational only. After that forum, the documents will be finalized and distributed to the owners in advance of a Property Owners Meeting on February 12, also to be held at the library, at which a formal vote process will commence. Ginny and Vanessa will work together to mail this draft information out to all members in early January.



A motion was made by Ginny Gordon to approve the draft documents as presented for distribution to the property owners. Laura Ellison seconded, and the motion passed unanimously.

C. Process for Reasonable Accommodation

Ginny reviewed the process for a resident to apply for a reasonable accommodation for an Assistance Animal.

D. Outside Meetings Report

None

E. Other Meeting Dates

The next DRB Meeting is scheduled for January 16th at 1pm in the Library. The annual meeting of the Property Owners is scheduled for March 13, 2024 in the Library at 5pm.

F. Other

Stu McCreedy suggested throwing a retirement party for Pam Hall, as she is retiring at the end of 2023. The group suggested a date of January 6th. Laura said she would be glad to send out invitations as President if others wanted to help her put together a list of contact names and information to send out.

4. Old Business

A. Chris Hawkins Proposal

The LH Design Review Board has recommended moving forward with the contract with Chris Hawkins of Alpine Planning. Absent board member Dean Bubolo provided his support by email for moving ahead with this contract.

There was a motion by Stu McCreedy to approve the contract with Alpine Planning, as amended. The motion was seconded by Ginny Gordon. The motion was passed unanimously. Laura Ellison, as President will execute the contract.

B. Options for Appointment of Vacated Seats

The board discussed the current vacant board of directors' seat. David Eckman and Michelle Haynes both submitted letters of interest for the open board position. Without the full board present to review the applications and interview applicants, it was thought to be best to bring this decision to a vote of the property owners at the annual meeting since that meeting is coming up so quickly in March. Two other board seats are up for election at that time as well.



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The current vacancy on the DRB was also discussed and no applications have been received to date. Vanessa will work with Ginny to send out an email announcement to the ownership by the end of the 2023 calendar year regarding the DRB vacancy.

C. Other

AHP will work to get copies of all insurance plans from American Family and start to research other potential insurance providers and coverages.

5. Meeting Adjournment & Next Meeting:

This meeting was adjourned at 10:08AM by unanimous consent.

The next BOD meeting will be on February 13th, 2024, at Ellison MacIntyre offices @ 8:30AM.