



LAWSON HILL  
Board of Directors

Lawson Hill Property Owners Company  
P.O. Box 3927  
Telluride, CO 81435  
970-728-5893  
www.LawsonHill.com

**MEETING MINUTES**  
**BOARD OF DIRECTORS MEETING**  
Tuesday, March 12<sup>th</sup>, 2024 @ 8:30AM  
Ellison MacIntire Offices at Lawson Hill

**ROLL CALL & DETERMINATION OF QUORUM:**

Laura Ellison (Pres.), Dean Bubulo (VP), Ginny Gordon (Secy.), and Stu McCreedy (Treas.) were all present representing a full quorum. AHP team members; Anneliese Riebel and Vanessa Sandoval were also in attendance.

**1.) Roll Call & Call Meeting to Order:**

The meeting was called to order by the President, Laura Ellison, at 8:30 am.

**2.) Executive Session:**

The executive session concluded at 9:34 am.

**3.) Review & Approval of the Draft Minutes from the last BOD meeting on February 13th, 2024:**

There was a motion by Stu McCreedy to approve the minutes as amended. The motion was seconded by Dean Bubulo, and the motion carried unanimously.

**4.) New Business:**

**A. Annual Owners Meeting 3/13/24**

A special committee was appointed by the Board to count ballots for the board member elections that will take place at the annual owners meeting tomorrow March 13th, 2024.

There was a motion by Ginny Gordon to appoint Anneliese Riebel, Amanda Wood, Matt Kuzmitch, and John Wontrobski as the special committee to count ballots, immediately following the annual owners meeting, so that the results can be provided by the end of the evening or by the next day to the full ownership. The motion was seconded by Stu McCreedy, and the motion carried unanimously.

**B. Review, Approval & Adoption of Complaint Form**

There was a motion by Ginny Gordon to approve the complaint form, as reviewed and approved by attorney David Firmin. The motion was seconded by Stu McCreedy, and the motion passed unanimously. AHP was requested to develop a workflow process for addressing violations at the next meeting.

**C. Discussion of Enforcement of Trash Building and Parking**

Laura would like to have AHP develop a written policy for violations that can be reviewed and adopted at the April meeting.

**D. Review Meeting with DWC accountants on 2/26/24**

A discussion of reserves and investment accounts was held amongst the group. Dean Bubulo made a motion to authorize AHP via Anneliese Riebel to gain access to all investment accounts on behalf of Lawson Hill and to verify that they are all FDIC deposit-insured. The motion was seconded by Ginny Gordon, and the motion carried unanimously.

**E. Manager's Update**

AHP provided a general update on the status of preparations for the annual meeting, the status of accounts payable, delinquent owners, baseball field rental, pine beetle mitigation, the status of accounts payable, delinquent owners, and banking/investment accounts.

**F. Dues Delinquencies**

AHP will work with Ginny Gordon and the guidance of legal counsel, to develop language for contacting past-due owners, and AHP will continue to work with ASAP to verify accurate account information.

**G. Other: Wells**

The group discussed there are two wells on the property that had been drilled in years past, one of which had been permitted by the state of Colorado. However, additional permitting and testing will likely be needed in the case that Lawson decides to use this water for irrigation or other purposes yet to be determined. The Board asked AHP to review the permit status and to include it on April's agenda to be revisited.

**5.) Old Business:**

**A. DRB Guidelines and Committee Process Flow – Review**

The DRB will be discussing the red-lines that were provided by Alpine Planning at their next meeting on Tuesday, March 19<sup>th</sup>, at 9am at the Lawson Hill Proset office. After that meeting, the DRB will be able to provide comments and feedback to the Board on what items need to be updated first.

**B. Historical Documents Preservation**

AHP will continue working on uploading old documents and will be working on receiving two bids from other companies that can assist with some of the larger plans that need to be scanned and saved.

**C. Other**

None

**6.) Next Meeting & Meeting Adjournment:**



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There was a motion by Ginny Gordon to schedule the next Board of Directors meeting for Tuesday, March 19th, 2024, at 5:00 pm, immediately following the conclusion of the East End Master Plan Zoom meeting by San Miguel County at which all the newly elected board members will be present. The regular monthly board meeting for April will also be moved to April 25<sup>th</sup>, at 8:30 am, due to the upcoming off-season. The motion was seconded by Stu McCreedy and the motion carried unanimously.

There was a motion by Ginny Gordon to adjourn the meeting. The motion was seconded by Stu McCreedy, and the meeting was adjourned by unanimous consent at 11:36am.