



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

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, November 12th, 2024 @ 8:30AM
Ellison MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

Laura Ellison (President), Alex Martin (Vice President), Kathrine Warren (Secretary), along with Ginny Gordon and Jennifer Birrittella (Alternate), constituting a full quorum. Anneliese Riebel and Amanda Wood from AHP were also in attendance. Dean Bubolo (Treasurer) was not in attendance. Bill Gordon with Gordon Enterprises was in attendance for the Gordon Enterprises Lot Line Vacation Approval.

1. Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 8:34 am.

2. Executive Session for Consideration of Legal, Contract, and Violations:

There was a motion by Ginny Gordon to enter executive session at 8:35. The motion was seconded by Kathrine Warren, and the motion was carried out unanimously. Executive session was concluded at 9:03.

3. Review & Approval of the Draft Minutes from the last BOD Meeting on October 8th, 2024:

There was a motion by Kathrine Warren to approve the October 8th, 2024 Minutes. The motion was seconded by Alex Martin and the motion was carried unanimously.

4. New Business:

A. Gordon Enterprises Lot Line Vacation Approval: In June of 2024, DRB approved Gordon Enterprises application for an expansion of the Conoco and the construction of a car wash building and a commercial building on their property. A DRB requirement of approval was the vacation of the property line between Lot Hub-1 and Lot Hub-2AF to create Lot HUB-1AF. During the Lot Line Vacation application process with the County, the County requested a formal approval by the Lawson BOD. Tom Kennedy representing Gordon Enterprises draft such approval for the BOD's consideration and approval. Bill Gordon presented information on the project and the board discussed the approval. Board member Ginny Gordon recused herself from the discussion.

Motion: Jennifer Birrittella moved to authorize Board President Laura Ellison to sign the Gordon Enterprises lot line vacation approval letter. The motion was seconded by Kathrine Warren and passed unanimously.

B. Discussion of BOIR Reporting Requirements:



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There is a new federal government requirement for business ownership, interest, and beneficial owner information (BOIR) reporting, which must be filed by January 1. Ginny Gordon volunteered to do the required filing on behalf of LHPOC.

C. Manager Update:

AHP emphasized that once Gordon Enterprises successfully vacates the lot line as discussed above, AHP needs to follow up with the BOCC to be sure that the LHPOC matrix is updated appropriately. Additionally, AHP is working to address the need for sanding in the area due to Telluride Gravel being unable to provide the service at this time because of equipment issues. Concerns were raised about ice buildup near the newly installed speed bump, which is in a shaded area. While sanding is expected to help mitigate the issue, the board discussed the possibility of removing the speed bump and relocating it to a sunnier spot if the speed bump continues to be an area of concern. AHP has been directed to obtain a bid for the costs of removing the current speed bump and installing a new one in another location. AHP is working to ensure the Collection and Phone/Email Policies are properly posted on the website. Lastly, one remaining 15 mph sign is set to be installed on Society Drive, just before Conoco, as drivers exit Lawson.

5. Old Business:

A. Budget:

AHP has been collaborating with Scott Middleton Accounting to prepare the 2025 budget. A preliminary draft was presented to the board, and it was determined that additional discussion is needed at the next Board of Directors meeting in December before finalizing the budget. At that meeting, the board will either adopt the budget or schedule a special session for its adoption.

B. LOT HI Update:

Improvements to Lot HI have been completed, resulting in a total of 35 parking spots. AHP is working closely with Dean Bubolo to finalize parking agreements. The Board of Directors also discussed the potential implementation of permit stickers for those assigned to designated parking spots.

C. WRWC Update:

On October 23rd, AHP and Alex Martin conducted a site visit with the West Region Wildfire Council (WRWC) to discuss wildfire mitigation efforts in Lawson Hill. WRWC provided recommendations for fuel reduction and tree maintenance to reduce wildfire risks. During the visit, drainage issues were also identified, including the need for drainage bifurcation to address these concerns effectively. While fire mitigation work with WRWC could potentially begin in 2025, it is more likely to take place in 2026.



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D. Paving and Striping Update:

Paving has been completed, and striping will proceed as soon as weather conditions permit. The paving and striping of the Top of the Hill parking lot are fully complete. Invoices will be sent to the Rio Vista and Top of the Hill HOAs, as well as to the S-1 School District/Rascals, to cover their portion of the expenses for the 16 reserved spaces allocated to them.

E. POC Map Update:

Alpine Title provided an update on their research into the properties and easements owned by LHPOC to clarify LHPOC responsibilities. During the review, six easements were identified; however, their exact locations remain unknown. The board has directed AHP to obtain a bid for a survey to accurately determine the locations of these six easements

F. Wells and Water Rights Update:

The investigation into the wells and their required licensing is ongoing. The board has decided to seek bids for testing the wells to ensure the wells are usable.

6. Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, December 10th, 2024, at 8:30am at the Ellison MacIntire offices at Lawson Hill.