



BOARD OF DIRECTORS MEETING MINUTES

Tuesday January 14th, 2025 @ 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 quorum. Anneliese Riebel and Amanda Wood from AHP were also in attendance. Dean Bubolo (Treasurer) was in attendance for portions of the meeting by telephone. Bill Gordon with Gordon Enterprises was in attendance for the request of the drainage easement vacation on Lot HUB-1AF Plat.

1. Roll Call & Call Meeting to Order:

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

2. Discussion with Planet Bluegrass for a music event in August with Zach Tucker and Kyra Holt:

Planet Bluegrass presented their proposal for a two-day music event scheduled for August 22nd and 23rd to the Board of Directors. As part of their plans, they would like to use the Lawson Hill ballfields and portion of Lot HI for camping and parking for the event. Approval from the Town of Telluride is still pending, and they intend to return to the Board to present a contract for Board approval once they have secured the necessary authorization from the Town.

3. Executive Session: Consideration of Legal, Contract, and Violation Matters

There was a motion by Ginny Gordon to enter executive session at 8:55. The motion was seconded by Kathrine Warren, and the motion was carried out unanimously. Executive session was concluded at 9:07.

4. Review & Approval of the Draft Minutes from the last BOD Meeting on December 18th, 2024:

There was a motion by Ginny Gordon to approve the December 18th, 2024 Minutes as amended. The motion was seconded by Alex Martin and the motion was carried unanimously.

5. Public Comment:

Kari Distefano with SMART wanted direction regarding density transfer procedures and there was discussion of the matter.

6. New Business

A. Gordon Enterprises Drainage Easement:



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

As part of the approval process for the Lot HUB-1AF Plat, Gordon Enterprises is requesting the vacation of a drainage easement that currently crosses a portion of Lot HUB-1. At the County's request, Gordon Enterprises reviewed the title history of the drainage easement to identify any parties who might need to be notified about the request. During this review, they discovered documentation from 30 years ago suggesting that the Lawson Hill Property Owners Company (LHPOC) might have had an interest in the easement. To clarify the title records and facilitate the completion of their Subdivision Exemption Plat, Gordon Enterprises is requesting that LHPOC provide an acknowledgment to the County confirming that they do not oppose the vacation of the drainage easement. Board member Ginny Gordon recused herself from the discussion as well as from the Board vote on the matter.

Motion: Kathrine Warren moved to authorize Board President Laura Ellison to sign a letter to San Miguel County stating that LHPOC is not opposed to the vacation of the drainage removal easement as purposed in the Lot HUB-1AF replat for Gordon Enterprises. The motion was seconded by Alex Martin and the vote was as follows, Kathrine Warren, Alex Martin, Laura Ellison, Jennifer Birrittella voted yes to approve, and Dean Bubolo voted no.

B. Manager Update:

AHP is seeking bids for the replacement of the irrigation system in Lawson Hill and is working on obtaining the irrigation system map. AHP has also been asked to remind property owners that all our BOD meeting minutes and agendas can be found on the Lawson Hill website.

5. Old Business:

A. Accounting Update:

AHP has been working with Scott Middleton Accounting to implement a new online accounting system, allowing members to pay their dues electronically. While the system is still being finalized, property owners are currently unable to pay online but may send checks to LHPOC PO Box 3927, Telluride, CO 81435. Due to this delay, no late fees will be applied for Q1 dues. AHP will send out statements and invoices for Q1 dues once the system is operational.

B. Insurance Update:

LHPOC's current insurance policy will not be renewed upon its expiration on April 1st, 2025. AHP is actively searching for a new insurance provider that will provide LHPOC coverage once the current policy expires.



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C. Budget Update:

An owner's budget meeting is scheduled for February 11, 2025, at Wilkinson Public Library at 9:30 am to provide property owners with an opportunity to review and ask questions about the approved budget. AHP will send out an email to property owners to notify them of the meeting. Prior to the budget meeting, property owners will receive a copy of the approved 2025 budget and 2024 financials to review.

D. Update on Assistant Animals:

AHP has been asked to send out a communication to Reasonable Accommodation Dog Owners asking them to provide an update on their assistance dog information. While we no longer require annual renewals for reasonable accommodation, maintaining up-to-date records helps us ensure accuracy.

E. Lot HI Update:

AHP has emailed all property owners to announce the availability of open parking spaces in Lot HI. Property owners interested in securing a parking spot should reach out to AHP directly.

F. Wells and Water Rights Update:

The Board reviewed a proposal from SGM to conduct well water testing at a cost of \$12,613.98 to determine if the well is viable. If the well proves usable, an additional cost of \$22,800 would be required to prepare it for construction. A total of \$60,000 has been allocated in the 2025 budget to cover testing and the installation of necessary infrastructure, including a pump, electricity, and pipes, to utilize the water for irrigating the ballfields. With a six-year deadline to complete the well project ending in December 2026, we aim to proceed with the work in 2025 to allow sufficient time to address any unexpected challenges that may arise.

6. Next Meeting & Meeting Adjournment:

The next meetings will be held on Tuesday, February 11th, 2025, at Wilkinson Public Library and will consist of a Propertyowners Budget Meeting at 9:30am with the regular Board of Directors meeting following immediately.