



LAWSON HILL
Board of Directors

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

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 18th, 2024 @ 8:30AM

Ellison MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

Laura Ellison (President), Alex Martin (Vice President), Kathrine Warren (Secretary), Dean Bubolo (Treasurer), along with Ginny Gordon and Jennifer Birrittella (Alternate), constituting a quorum. Anneliese Riebel and Amanda Wood from AHP were also in attendance.

1. Roll Call & Call Meeting to Order:

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

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

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 9:07.

3. Public comment made by Joanna Lyons regarding a DRB application

4. Review & Approval of the Draft Minutes from the last BOD Meeting on November 12th, 2024:

There was a motion by Kathrine Warren to approve the November 12th, 2024 Minutes as amended. The motion was seconded by Alex Martin and the motion was carried unanimously.

5. New Business:

A. Annual Meeting Date:

The Board has scheduled the LHPOC Annual Meeting for March 5, 2024. A formal notification, including details on the meeting's location, time, and date, will be sent to property owners in January.

B. Manager Update:

The Board has requested that AHP notify property owners that LHPOC will no longer be using ASAP for bookkeeping and accounting. This communication will include detailed instructions on how to pay dues moving forward. Additionally, the BOD has asked AHP to obtain a bid for ice removal services. AHP has also been directed to post a Fair Housing poster at the post office and on the website. The remaining 15 mph speed limit sign will be installed on Society Drive, just before the Conoco station, as drivers exit Lawson. Installation will occur once the ground is no longer frozen.

C. Other:

Michelle Haynes has resigned from the DRB which has opened a position on the DRB.

Motion: A motion was made by Ginny Gordon to appoint DRB alternate Kevin Jones to fill Michelle Haynes's position on the DRB, as recommended by the DRB. The motion was seconded by Laura Ellison and passed unanimously.

6. Old Business:

A. Budget:

AHP presented the updated budget to the Board of Directors.

Motion: A motion was made by Ginny Gordon to approve the 2025 budget as amended with dues staying the same. The motion was seconded by Kathrine Warren and passed unanimously.

An owner's budget meeting is scheduled for February 11, 2025, to provide property owners with an opportunity to review and ask questions about the approved budget. In January, property owners will receive a copy of the approved budget and 2024 financials along with a formal notification containing the meeting's location and time. The budget will also be posted on the LHPOC website.

B. LOT HI Update:

All property owners on the waiting list have been offered a parking spot in Lot HI. The next step is to email all Lawson Hill property owners to determine if anyone is interested in the remaining spots. AHP will send out this email during the first week of January. All parking agreements will end each year on November 1st, at which time renew options will be sent out as appropriate.

C. Drainage:

The culverts along the shoulders of Society Drive and Alexander Overlook have been cleaned to improve drainage. AHP will continue to monitor and ensure the drainage system functions effectively.

D. Galloping Goose:

Extensive research has revealed that San Miguel County has authority over the Galloping Goose Connecting Trail and the Keystone Gorge Trail and that the US Forest Service has authority over the Galloping Goose Trail. Any complaints, questions, or concerns regarding these trails should be directed to these respective authorities. LHPOC has no authority to make rules or provide enforcement on these trails.

E. POC Map Update:



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Investigation into easements owned by LHPOC is ongoing. The Board has directed AHP to obtain a bid for a survey to accurately determine the locations of the six easements owned by LHPOC.

F. Wells and Water Rights Update:

The Board was updated that we received bids for two types of well testing and are awaiting a bid for project management. \$60k was allocated in the 2025 budget to test the existing well and install the appropriate infrastructure including pump, electricity, and pipes to make use of the water for irrigation of the ball fields. We were given 6 years to complete the work on the well(s) which ends in December 2026. We want to move forward and get the work done in 2025 in case we run into any unforeseen issues which require more time than expected.

G. Other:

Ginny Gordon completed the required BOIR filing on behalf of LHPOC and has also filed the annual periodic report with the secretary of state.

Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, January 14th, 2024, at 8:30am at the Ellison MacIntire offices at Lawson Hill.