

BOARD OF DIRECTORS MEETING MINUTES

Tuesday February 11th, 2025 @ 10 AM or immediately following the conclusion of the 9:30 AM 2025 LHPOC Budget Meeting at Wilkinson Public Library. The meeting was held in person with virtual access provided through Microsoft Teams.

ROLL CALL & DETERMINATION OF QUORUM:

Board Members Present: Laura Ellison (President), Alex Martin (Vice President), Kathrine Warren (Secretary), along with Ginny Gordon and Jennifer Birrittella (Alternate), constituting a quorum.

Board Members Absent: Dean Bubolo (Treasurer).

Staff: Anneliese Riebel and Amanda Wood from AHP.

Others Present: Kerri Distefano with SMART, Shellie Duplan with Aldasoro Ranch HOA (via Microsoft Teams), Patrick Shehan with SBG Productions, Kevin Jones (via Microsoft Teams), and John Wontrobski.

1. Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 9:41 am.

2. Review & Approval of the Draft Minutes from the last BOD Meeting on January 14th, 2025:

There was a motion by Ginny Gordon to approve January 14th, 2025 minutes as amended. The motion was seconded by Alex Martin and the motion was carried unanimously.

3. Public Comment:

Patrick Shehan, SBG Productions

Patrick Shehan presented the Yeti Cycles proposal to use the Lawson Hill ball fields and Lot HI for their annual "Gathering" event on July 18th-20th, 2025, which would involve 200 campers and up to 12 RVs. The board requested a formal proposal with details on parking, field restoration, and the event schedule before making a final decision. While open to hosting the event, the board emphasized the need for proper planning and mitigation of any impacts.

John Wontrobski, Lawson Hill Homeowner

John Wontrobski expressed support for increased use of the Lawson Hill ball fields while acknowledging the additional maintenance required. He inquired about the possibility of allowing camping for a long-running co-ed soccer tournament in Telluride, noting that rising housing costs have made it difficult for visiting teams to participate. He suggested exploring long-term capital improvements, such as adding a bathroom facility, composting toilets, or electrical upgrades, to better accommodate both residents and event attendees.

4. New Business:

A. Density Transfer Process Discussion

The board discussed the complexities surrounding density transfers and highlighted the importance of establishing a clear and comprehensive policy. They reviewed relevant regulations, governing

documents, and county oversight, considering various scenarios, including those involving live-work and industrial properties. The board agreed to seek legal counsel for further guidance on the matter. Additionally, AHP has been tasked with coordinating a meeting with the San Miguel County Planning Department and board members Laura Ellison and Alex Martin, along with select members of the Design Review Board to discuss the process for amendments to the Lawson Hill land use matrix.

B. Manager Update

AHP discussed the ongoing effort to obtain maps of LHPOC's current irrigation system from Telluride Irrigation, which is essential for future planning, including potential projects with the Town and CDOT that may cross over the irrigation system. These maps are crucial for system upgrades and to prevent damage during trail work. Additionally, AHP has been instructed to post the approved BOD Meeting Minutes for 12/18/2024 on the Lawson Hill website.

C. Planning for Annual Meeting

The Board reviewed several key items for the upcoming Annual Meeting scheduled for March 6th, 2025. Discussions included updates on the irrigation system, a report on the well and water rights, and the current status of the water tank, with a possible fire mitigation presentation included. There will also be updates on the pedestrian path, the underpass, and the Galloping Goose and Keystone Gorge Trails. Additionally, recent improvements to Lot HI will be presented, followed by an update on the paving and striping. The approved 2025 budget will be presented, along with an update on the new accounting system. The Board also discussed the election of two Board seats and requested that At Home Properties (AHP) send a reminder email to property owners, encouraging those interested in running to submit their letters of interest to admin@lawsonhill.org by February 20th. The Annual Meeting Agenda and other relevant materials will be emailed to all Lawson Hill property owners.

5. Old Business:

A. Accounting Update

AHP reported that there is an issue with QuickBooks, which has determined that LHPOC is ineligible to collect payments through their platform, as it is not classified as a product-selling business. AHP is collaborating with Middleton Accounting to address this issue. As a potential alternative, Bill.com may be considered for payment processing. In the meantime, AHP has been instructed to send statements as soon as possible to property owners to inform them of their current balances, as some members have either overpaid or underpaid their dues. 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.

B. Insurance Update

AHP provided an update on the search for insurance coverage, noting that the current policy expires at the end of April. They are actively exploring various options and expect to receive quotes soon. Once received, AHP will forward the quotes to the board for review.

C. Status of County Deed Restriction and Land Use Code

Since the last public meeting several months ago regarding residential deed restrictions, the San Miguel County Commissioners are preparing to address the complexities of this issue in a future public meeting. It is possible that they may be scheduling an agenda item on this topic as soon as their



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February 19th meeting. If such an agenda item is confirmed for this meeting or for a future date and time, we will immediately send meeting details to all Lawson Hill property owners. Decisions made by the county will impact all deed restricted owners. Lawson owners need to be informed and make their voices heard when the time comes.

D. Wells and Water Rights Update

The board is awaiting a response from SGM to review their proposal. David Ekman has kindly agreed to assess the bid from SGM to determine if the costs are justified and if there are opportunities to reduce the estimate. The board is currently on hold, waiting for further clarification on the proposal from SGM before moving forward with the project.

6. Executive Session:

There was a motion by Ginny Gordon to enter executive session at 11:12 am. The motion was seconded by Kathrine Warren, and the motion was carried out unanimously. Executive session was concluded at 11:54 am.

7. Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will take place on Tuesday, March 4th, 2025, at 8:30 AM at the Ellison MacIntire offices in Lawson Hill. The Lawson Hill Property Owners Annual Meeting is scheduled for March 6th, at the Wilkinson Public Library. Doors will open at 5:00 PM, with the meeting starting promptly at 5:30 PM.