



Lawson Hill Propertyowners' Company
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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, April 1st, 2025 @ 8:30AM
Ellison MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

Board Members Present: Laura Ellison (President), Kathrine Warren (Secretary), Dean Bubolo (Treasurer), along with Heather Chase and Jennifer Birrittella (Alternate), constituting a quorum.

Board Members Not Present: Alex Martin (Vice President)

Staff: Anneliese Riebel and Amanda Wood from AHP.

Others Present: Ginny Gordon and Kevin Jones.

1.) Roll Call & Call Meeting to Order:

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

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on March 11th, 2025:

There was a motion by Heather Chase to approve March 11th, 2025, minutes. The motion was seconded by Jennifer Birrittella and the motion was carried unanimously.

1.) New Business:

A. Manager Update:

AHP is still working to obtain the irrigation map from Telluride Irrigation. The Board suggested involving Tom Kennedy if there is no progress in acquiring the map. The topic of street sweeping and stripping was also discussed and will be scheduled as soon as weather conditions allow. The Board requested that AHP create an Excel spreadsheet to better track ongoing projects and tasks. Additionally, MCH packets for fire mitigation will be installed by the Colorado State Forestry Service. The Board recognized the importance of this initiative and directed AHP to move forward with Colorado State Forestry Service.

Motion: Kathrine Warren made a motion to approve the cost of up to \$3,000 for MCH packets and installation by the Colorado State Forestry Service. The motion was seconded by Jennifer Birrittella and passed unanimously.

B. Annual Picnic:

The Board explored various catering options for the LHPOC Annual Picnic, as Counter Culture is unavailable this year. Heather Chase and Kathrine Warren volunteered to assist AHP with planning the picnic and will collaborate on the coordination efforts.

C. Approval of DRB recommendation for open DRB seats:

Motion: Dean Bubolo made a motion to appoint Mike Metz as an Alternate to the Design Review Board and to reappoint Banks Brown as Chair of the Design Review Board. The motion was seconded by Heather Chase and passed unanimously.

2.) Old Business:

A. Insurance Update:

AHP successfully renewed the LHPOC insurance policy with American Family Insurance.

B. Wells Update:

SGM and Valley Pump conducted a well site inspection. Key findings include a well head clearance of 13.5 inches, well head in good condition, no cracking in the steel casing, clear water, and a total well depth of 132.8 feet. The bottom of the well contains normal muck. Next steps include cleaning the well before pump testing, with an estimate for cleaning to be provided by Valley Pump. SGM will contact the town about discharging into the sewer manhole. Testing will be conducted once ground conditions are dry.

C. Telluride CrossFit/Gordon Enterprises Density Transfer Request:

The Board reviewed two density transfer requests, which will be submitted to San Miguel County for approval, along with a letter of agency. Kevin Jones of Telluride CrossFit (Lot O) and Ginny Gordon of Gordon Enterprises (Hub-1AF) and Mountain Sunflowers (Lot O, Top of the Hill Unit D) have requested approval to transfer:

1. Two units of density (totaling six people) from Lot E to Hub-1AF within the Lawson Hill PUD.
2. One unit of density (totaling three people) from Lot E to Lot O, Top of the Hill Unit D, also within the Lawson Hill PUD.

Motion: Heather Chase made a motion to approve the letter of agency and matrix change. The motion was seconded by Laura Ellison. The motion passed with 4 votes in favor and 1 vote opposed.

D. (2) Planet Bluegrass Contracts:

The Board reviewed the Planet Bluegrass contracts, which include a continuation of the Main Planet Bluegrass event (currently in year 3 of a five-year contract) and a new concert event scheduled for the end of August. The Board tentatively approved the use of the Mountain School parking lot for car camping, with conditions including no outdoor showers and a one-year trial period contingent on good behavior and minimal neighborhood disruption. The Board stressed the importance of clear responsibility for campsite management. The Board approved moving forward with the contracts, with AHP responsible for finalizing the details and adding specific provisions.

E. Yeti Cycles Contract:

The Board reviewed the Yeti Cycle Contract for an event scheduled from July 16-21 at the Ball fields. The event will include tent camping on the field, as well as car and RV camping in the Ball field and Mountain School parking lots, subject to the same contingencies as the Bluegrass event. Additionally, a portion of Lot HI, currently used for snow storage, will be leased for parking only. The estimated attendance is around 300 people. The Board approved the contract, with the understanding that final details will be reviewed before signing, as some aspects still require clarification.

3.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 10:26 am. The motion was seconded by Dean Bubolo, and the motion was carried out unanimously. Executive session was concluded at 10:52 am.

4.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, May 13th, 2025, at 8:30am at the Ellison MacIntire offices at Lawson Hill.