



PLawson Hill Propertyowners' Company
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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, May 13th, 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), Heather Chase and Jennifer Birrittella (Alternate), constituting a quorum.

Board Members Not Present: Heather Chase (Member) and Alex Martin (Vice President)

Staff: Anneliese Riebel and Amanda Wood from AHP.

Others Present: Patrick Shehan, representing YETI Tribe Gathering

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 8:36 am.

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on April 1st,

2025: There was a motion by Dean Bubolo to approve April 1st, 2025, minutes. The motion was seconded by Jennifer Birrittella and the motion was carried unanimously.

1.) New Business:

A. Manager Update:

AHP successfully obtained the irrigation map from Telluride Irrigation, although it is not a detailed schematic. The back billing was also revised down by several thousand dollars after review of the scope of work actually provided by Telluride Irrigation during the summer of 2024. The scheduled return of the street sweeping contractor for the following day was discussed and Dean Bubolo volunteered to meet the contractor to ensure proper completion of the job. Stripping was also discussed and will be scheduled as soon as weather conditions allow. The Excel spreadsheet used to track ongoing projects and tasks has been updated with input from Dean Bubolo. Per Dean's request, this spreadsheet will now be included in every Board of Directors (BOD) meeting packet to be reviewed in advance of each regular monthly meeting.

A. Annual Picnic:

The committee reported that Mike Metz had been engaged to cater the Annual Picnic, but the cost would exceed the original budget. It was also reported that a dunk tank could not be rented within the budget, but Katherine Warren would reach out to Laura Colbert to coordinate lawn games. Some prize donations have been committed to from the Society Conoco and that the group was reaching out to other Lawson Hill businesses. Also, the committee was reviewing the PSE bid to try to cut some costs to stay closer to budget.

B. West Region Wildfire Council Update

There was discussion about Federal funding cuts that have delayed WRWC and the Forest Service tree clearing for at least a year. However, the forester that will be installing the MCH packets will be providing a report indicating the areas of greatest concern for fire mitigation in conjunction with the packet installation. AHP will seek bids from local arborists to start work on the areas of greatest concern.

C. Review of Yeti Cycles Event Plans and Contact

Patrick Shehan represented Yeti Cycle to discuss the Gathering event scheduled from July 16-21 at the Ball fields. The board requested two changes to the contract prior to signing off on the final version. 1. That they not reference specific contractors, but rather indicate that they will use local vendors whenever possible. 2. That mandatory quiet hours be included and posted during the event.

2.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 9:26 am. The motion was seconded by Dean Bubolo, and the motion was carried out unanimously. Executive session was concluded at 10:02 am.

3.) 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.