



Lawson Hill Propertyowners' Company
P.O. Box 3927
Telluride, CO 81435
970-728-5893
www.LawsonHill.com

AGENDA
BOARD OF DIRECTORS MEETING
Tuesday, June 10th, 2025 @ 8:30AM Ellison
MacIntire Offices at Lawson Hill
ROLL CALL & DETERMINATION OF QUORUM:

Board Members Present: Laura Ellison (President), Alex Martin (Vice President), Kathrine Warren (Secretary), Dean Bubolo (Treasurer), Heather Chase via Microsoft Teams, constituting a quorum.

Board Members Not Present: Jennifer Birrittella (Alternate).

Staff: Anneliese Riebel (AHP), Amanda Wood (AHP) via Microsoft Teams and Karl Riebel (AHP) via Microsoft Teams.

Others Present: David Eckman (LHPOC Vice DRB Chair and The Pointe HOA President), Karen Guglielmone (Vice President of The Pointe HOA), Jessica Heady (Treasurer of The Pointe HOA) and Lawson Hill Property Owner, Joanna Lyons.

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 8:38 am

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on May 13th, 2025:

There was a motion by Kathrine Warren to approve May 13th, 2025, minutes as amended by Dean Bubolo. The motion was seconded by Alex Martin and the motion was carried unanimously.

3.) Lot 21 – Appeal of Design Review Board Decision on Fence Application.

4.) New Business:

A. Approval and signing of Agency Letter to the San Miguel County Planning Department in support of Substantial Amendment to Matrix for a request to increase the Footprint Square footage for White, Lot 314-13, Elk Meadows, TBD Society Drive:

No action was taken, as the Board wanted to ensure the letter of agency accurately reflected the changes approved by the Design Review Board.

B. Review and recommendation for the DRB for the approval of an insubstantial plat amendment to adjust the setbacks for Lot 316.3:

The Board decided to table the discussion because the Design Review Board had not yet provided a formal recommendation.

C. Discussion on Irrigation Upgrades in Open Space:

David Eckman proposed a community-wide drainage improvement project and recommended hiring a civil engineer to study water flow along Society Drive. Key points included coordinating with current Lot E development, creating a multi-lot water management plan, setting future development standards, and addressing erosion issues. The Board supported obtaining engineering bids and discussed additional considerations such as evaluating the shoulder area, adding a bike path or sidewalk, and using drone surveying. The goal is a long-term, phased drainage solution.

D. Presentation by David Eckman, President of The Pointe HOA, regarding the proposed dissolution of The Pointe Sub-HOA and its incorporation into the Lawson Hill Property Owners Company:

David Eckman, president of the Point HOA, raised concerns about the HOA's recent insurance denial. Due to complications with securing coverage, the group is considering dissolving the HOA. The Board discussed potential challenges with dissolution, including the management of shared driveways and parking, and the impact on individual owners. They emphasized the importance of understanding the HOA's current functions and suggested holding a meeting with Point HOA members, exploring options for maintaining shared infrastructure, and reviewing how other sub-HOAs in the community manage similar issues. No formal decision was made, but the Board expressed support and a willingness to help gather more information.

E. Other

5.) Old Business:

A. Speed Bump Evaluation and Discussion:

The Board discussed alternative traffic-calming measures, including removal of the existing speed bumps, installation of raised sidewalks, and exploring V-pan solutions that could improve both traffic safety and drainage. The Board agreed that appropriate steps have been taken to maintain the speed bumps and reaffirmed that safety remains a top priority. The Board also instructed that AHP repaint the speed bump located at the top of the hill. The Board reached a consensus to maintain the current speed bumps while continuing to research all options.

B. Review and Feedback on Annual Community Picnic:

The Board received positive feedback regarding this year's annual picnic. They discussed the option of moving the event to a different date next year, as it currently coincides with graduation weekend. However, there was general support for keeping the picnic on its existing weekend, which typically occurs before many residents leave for summer vacations. To gather broader community input, the Board proposed conducting a Doodle poll or survey to assess residents' preferences for future picnic dates.

C. Manager Update:

The Board addressed several administrative and community matters this month. A request was received from a local business to rent unused Lot HI parking spots; however, the Board generally declined, preferring to keep those spaces available for Lawson Hill residents.

A welcome packet for new homeowners is currently in development. It will include important information such as dog registration, community rules, and key contact details to help ease the transition for new residents.

AHP also provided an update on the Wells Perfection Project. Due to a lack of response from the Town regarding approval to discharge water into the sewer system during the upcoming pumping test, AHP instructed SGM to proceed with submitting an application to discharge water into the river instead. The application is low-cost and expected to take only a few hours to complete, though approval could take up to 30 days.

The Board discussed ongoing issues with the trash building, including improper dumping of items like furniture, mattresses, and electronics, which has increased disposal costs. There were also concerns about non-residents using the facility. To help mitigate these issues, the Board instructed AHP to change the trash building lock code and send an email to property owners with the new code. The email will also remind residents not to share the code with non-residents, clarify what items are allowed in the trash building, and announce the addition of a new compost bin. Educational materials on proper composting will also be distributed.

AHP also discussed the potential use and logistics of installing cameras in key areas such as the trash building and Lot HI, with the goal of enhancing security, monitoring misuse, and addressing ongoing concerns.

In addition, the Board discussed adding new signage around the community, including for trails, e-bike usage, and traffic calming, to improve safety and communication.

Lastly, the Board considered organizing a community clean-up day in collaboration with Tyler, with Telluride Arborist, including potential use of his chipper to assist with debris removal. This initiative would support fire mitigation efforts and promote overall property maintenance.

6.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 11:01 am. The motion was seconded by Dean Bubolo, and the motion was carried out unanimously. Executive session was concluded at 11:59 am.

7.) Next Meeting & Meeting Adjournment:

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