



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

**BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, July 8th, 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 and Jennifer Birrittella (Alternate), constituting a quorum.
Staff: Anneliese Riebel (AHP) and Amanda Wood (AHP)
Others Present: Lawson Hill Property Owner Amanda Singer and Ross Davis

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 8:32 am

2.) Executive Session:

There was a motion by Alex Martin to enter executive session at 8:32 am. The motion was seconded by Dean Bubolo, and the motion was carried out unanimously. Executive session was concluded at 8:59 am.

3.) Review and recommendation for the DRC for the approval of an insubstantial plat amendment to adjust the setbacks for Lot 316.3:

Heather Chase made a motion to approve the issuance of an authorization letter for the Applicant to submit an Insubstantial Plat Amendment PUD application to San Miguel County, subject to finding and conditions. Kathrine Warren seconded the motion. The motion passed unanimously.

Note: Board member Dean Bubolo recused himself from the discussion and vote, as he is also a member of the Design Review Committee.

4.) Lot 21 – Appeal of Design Review Committee Decision on Fence Application:

Heather Chase made a motion that the Lawson Hill Propertyowners Company Board of Directors (BOD), having reviewed the appeal of the Design Review Committee (DRC) decisions dated October 15, 2024; January 7, 2025; and June 17, 2025, grants fencing allowances as a reasonable safety accommodation subject to conditions. Kathrine Warren seconded the motion. The motion passed unanimously.

Note: Board member Dean Bubolo recused himself from the discussion and vote due to his position on the Design Review Committee.

5.) Review & Approval of the Draft Minutes from the last BOD Meeting on June 10th, 2025:

There was a motion by Kathrine Warren to approve June 10th, 2025. The motion was seconded by Alex Martin, and the motion was carried unanimously.

6.) New Business:

A. Manager Update:

- **Website Accessibility and Updates:**

AHP reviewed proposed improvements to the community website, including updates to ensure accessibility compliance and mobile phone optimization. Options for who would complete the work and associated costs were discussed.

- **Security Cameras:**

Security cameras are being installed to monitor the parking lot, trash building, and potentially other areas such as the irrigation system and ball field. The goal is to improve enforcement related to parking violations and trash use.

- **LOT HI:**

AHP outlined procedures for vehicle removal in Lot HI during the Bluegrass Festival, including sending reminder emails at scheduled intervals. Discussion also included assigned parking spaces, compliance issues, and offering month-to-month leases with a slightly higher administrative fee.

- **Well Permit Application:**

An update was provided on the progress of submitting a well water discharge permit application. The Manager is coordinating with SGM and the state health department to move the process forward.

- **Wood Chipping Event:**

A proposal was presented to host a community wood chipping event to help with fire mitigation. The Manager discussed logistics, estimated costs, and the need to develop a more detailed plan for Board approval.

- **Maintenance Issues:**

Updates included the need to trim vegetation obstructing a stop sign, replace faded signage, and address general landscaping and trail maintenance concerns.

7.) Old Business:

A. BOCC Meeting on Deed Restrictions:

The Board directed AHP to send a communication to property owners informing them that San Miguel County staff is currently drafting a resolution for the San Miguel County Housing Authority regarding the correction and reversion of Affordable Housing Deed Restrictions and Covenants. The resolution is scheduled for discussion at the upcoming Board of County Commissioners (BOCC) meeting on Wednesday, July 23, 2025. The Board is also in the process of preparing a formal response to the BOCC regarding matters raised during the June 18, 2025, meeting

8.) Executive Session:

There was a motion by Alex Martin to enter back into executive session at 10:35 am. The motion was seconded by Dean Bubolo, and the motion was carried out unanimously. Executive session was concluded at 11:47 am.

9.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, August 12th, 2025, at 8:30am at the Ellison MacIntire offices at Lawson Hill.

Meeting adjourned at: 11:48 AM