

**BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, October 14th, 2025 @ 8:30AM Ellison
MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

Board Members Present: Laura Ellison (President), Alex Martin (Vice President), Dean Bubolo (Treasurer) and Jennifer Birrittella (Alternate), constituting a quorum.

Board Members Not Present: Kathrine Warren (Secretary) and Heather Chase.

Staff: Amanda Wood (AHP) and Anneliese Riebel (AHP)

Others Present: Cappy White, Ginny Gordon, and David Schiowitz with SGM.

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 September 9th, 2025:

There was a motion by Alex Martin to approve September 9th, 2025. The motion was seconded by Jennifer Birrittella, and the motion was carried unanimously.

3.) Confirm 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 in relation to parking and deck for White, Lot 314-13, Elk Meadows, TBD Society Drive:

The Board will wait for a DRC recommendation on the matter and will ratify that recommendation once received.

4.) New Business:

A. Manager Update:

AHP reported progress on coordination with Jared Biggs with SMC regarding deed restriction reversion letters, noting that the improvements are being made to the property owner portal to support easier document access. Lot H/I lease renewals are currently being processed through QuickBooks with payments handled via Bill.com to improve tracking; most lessees have responded, with follow-up underway for remaining accounts. Parking enforcement efforts continue, including placing warning stickers on unauthorized vehicles. The compost bin continues to be monitored after concerns that it was being left open by the pickup company; AHP has requested that it be secured following service, and options for adding a hook or step are being evaluated. Additionally, the Board-approved document digitization project has been initiated, and AHP will provide updates as work progresses.

B. Review of 2025 Budget:

AHP presented the initial draft budget to the Board for review. The Board discussed several areas where adjustments may be needed and provided feedback and revision requests. AHP will incorporate the requested updates and present a revised draft budget at the November Board of

Directors meeting for further review.

C. Discussion on IPOA Application for Substantial Amendment to the PUD:

Ginny Gordon provided an update regarding the Ilium Property Owners Association's (IPOA) current application to the San Miguel County Planning Department seeking a substantial amendment to the Planned Unit Development (PUD). The application proposes modifying existing industrial zoning to allow for more flexible uses, including neighborhood commercial. Ginny noted that the Lawson Hill POA has, over the past two decades, made multiple attempts to initiate similar conversations with both the Town of Telluride and San Miguel County to permit limited neighborhood commercial uses in Upper Lawson Hill for goods and services needed by local residents. In light of IPOA's application, the Board discussed the potential opportunity to re-engage in these discussions for Upper Lawson Hill. AHP was directed to send a community email to all Lawson Hill property owners informing them of the IPOA application and requesting input and feedback.

5.) Old Business:

A. Update on ongoing New Management Search:

AHP reported that the recent advertisement in the *Telluride Daily Planet* for a new management provider generated no responses, despite being published for approximately one month. Outreach efforts are continuing, with contact being made to both property management companies and local individuals who may be qualified or interested. The Board is evaluating several potential staffing structures, including contracting with a full-service management company, hiring a single business/administrative manager, or splitting the role into two positions covering administrative and property/grounds responsibilities. The Board noted that the scope of work may exceed what one person can reasonably manage and discussed the possibility of a two-person or hybrid solution. AHP has been asked to revise the job description to more accurately reflect the required responsibilities and skill sets, with the goal of attracting a broader and more qualified candidate pool.

E. Discussion on Signage:

The Board discussed the need to install improved signage to address trail safety, e-bike use, and general safety concerns, and reviewed a signage recommendation provided by Tom Kennedy. Additionally, it was noted that several signs regarding the accommodation of assistance animals have been removed and will need to be replaced with more secure mounting to prevent future tampering. The Board emphasized the importance of maintaining clear and consistent signage to ensure compliance and reduce potential confusion and directed AHP to move forward with ordering and installing the recommended signage.

F. Wells Update:

David Schiowitz of SGM provided an update and summary of the recent pumping test activities for the well project. The test results indicate that the existing well continues to produce sediment, and additional evaluation is needed to determine its long-term viability. The Board discussed the option of conducting a blowout cleaning, estimated at approximately \$5,000, to assess the well's potential yield before considering more costly alternatives. If the blowout does not result in sufficient production, drilling a new well may be necessary, with preliminary estimates of approximately \$150,000, subject to geological and legal feasibility. The Board also discussed the timelines associated with preserving water rights. David was directed to get more technical details, cost estimates, and legal clarity on both rehabilitating the existing well and drilling a new one, and to report back to the board with this information.

6.) Executive Session:

There was a motion by Alex Martin to enter executive session at 11:33 am. The motion was seconded by Jennifer Birrittella, and the motion was carried out unanimously. Executive session was concluded at 11:42am.

7.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, November 11th, 2025, at 8:30am at the Ellison MacIntire offices at Lawson Hill.