

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 9th, 2025 @ 8:30AM Ellison
MacIntire Offices at Lawson Hill

Board Members Present: Alex Martin (Vice President), Kathrine Warren (Secretary), Heather Chase and Jennifer Birrittella (Alternate), constituting a quorum.

Board Members Not Present: Laura Ellison (President) and Dean Bubolo (Treasurer).

Staff: Amanda Wood (AHP)

Others Present: Jarrod Biggs, San Miguel County.

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by Vice President, Alex Martin, at 8:31 am

2.) Project Update & Discussion – Entrance Pedestrian Trail / CDOT Grant (with Jarrod Biggs, San Miguel County):

Jarrod reported that design work has been completed and CDOT approvals obtained, allowing the project to move forward. He discussed the potential project timeline. The Board advised him to proceed with obtaining bids, after which he will return to the Board to review and discuss next steps.

3.) Review & Approval of the Draft Minutes from the last BOD Meeting on August 12th, 2025:

There was a motion by Heather Chase to approve August 12th, 2025. The motion was seconded by Jennifer Birrittella, and the motion was carried unanimously.

4.) New Business:

A. Manager Update:

- **Signage:**

AHP has contacted Tom Kennedy regarding appropriate signage throughout Lawson Hill, including trail use, e-bike regulations, and traffic calming measures, to improve safety and communication within the community. Tom Kennedy will provide AHP with recommendations, which will be reviewed by the Board once received.

- **Tax Returns:**

The 2024 tax returns have been completed by DWC with support from Scott Middleton Accounting. The returns were sent to the Board for review, and no questions or concerns were raised. The Board is in agreement that the returns are ready to be filed.

- **Property Management Transition:**

AHP has notified the Board that they will not be renewing their contract with LHPOC but will continue to provide services until a new property management option is secured and onboarded, ensuring continuity during the transition. AHP was directed to post the position in the *Telluride Daily Planet*; however, no interest has been received to date. The Board remains committed to exploring all avenues to find qualified candidates and ensure the best long-term management solution for the community.

5.) Old Business:

A. Review of August Bluegrass Event:

The community expressed positive feedback regarding the Planet Bluegrass EDM concert and event camping in Lawson Hill.

B. Update on BOCC Deed Restriction Meeting:

On September 3, 2025, the BOCC approved a resolution allowing certain deed-restricted homeowners to revert to earlier versions of their restrictions. Depending on purchase date and deed type (Covenant or LUC), owners may either remain on their current restriction, revert to a prior version, or move to the 2016 Covenant. Some properties remain ineligible for changes. Property owners will be contacted by the county directly via USPS if they are eligible to change their deed restriction. The Board has requested that the County hold a meeting with Lawson property owners, once letters have been received, to answer any questions.

C. Wells Update:

An update was provided on the well water discharge permit application submitted to the Colorado Department of Public Health and Environment, which remains pending. AHP will continue working closely with SGM to ensure the project progresses as planned.

D. Historical Documents Preservation:

No new updates at this time. The Board previously approved moving forward with the digitization project within the \$2,000 bid. The project is still pending initiation, and AHP will provide updates as they become available.

6.) Executive Session:

There was a motion by Heather Chase to enter executive session at 9:25 am. The motion was seconded by Jennifer Birrittella, and the motion was carried out unanimously. Executive session was concluded at 9:37am

7.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, October 14th, 2025, at 8:30am at the Ellison MacIntire offices at Lawson Hill.