



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

Board of Directors

BOARD OF DIRECTORS MEETING MINUTES

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

ROLL CALL & DETERMINATION OF QUORUM:

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

Board Members Not Present: Laura Ellison (President) and Jennifer Birrittella (Alternate)

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

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by Vice President, Alex Martin, at 8:33 am.

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on November 11th, 2025:

There was a motion by Kathrine Warren to approve November 11th, 2025. The motion was seconded by Heather Chase, and the motion was passed unanimously.

3.) New Business:

A. **Manager Update:** AHP reported continued progress on the document digitization project, which remains on schedule for completion at the beginning of January. The board also discussed next steps for the physical documents, agreeing to offer property owners the hard copies of their house plans and related materials once digitization is finalized. These will be distributed at the annual meeting.

The board finalized the dates for upcoming meetings: the annual meeting will be held on March 11, 2026, and the budget meeting on February 10, 2026.

Additionally, AHP proposed creating informational packets for all property owners to clarify points of contact for various matters, such as water service, deed restriction questions, and HOA responsibilities, as there has been ongoing confusion about who to reach out to for different issues.

4.) Old Business:

A. **Final review of 2026 Draft Budget:** The board reviewed the update budget with proposed changes from the last review and decided that there needs to be no further changes.

Motion: Heather made a motion to 2026 budget with dues staying the same. The motion was seconded by Kathrine Warren and passed unanimously.

An owner's budget meeting is scheduled for February 10, 2026, to provide property owners with an opportunity to review and ask questions about the approved budget. In January, property owners will receive a copy of the approved budget and 2025 financials along with a formal notification containing the meeting's location and time. The budget will also be posted on the LHPOC website.

B. **Fire Mitigation Bids Update:** The board has decided to move forward with the Summit Forest bid, with out-of-pocket costs totaling \$39,641.41. Additionally, the Board is interested in Dr. Lauren Czaplicki's proposal for installing BioBerms, biodegradable burlap bundles filled with fungi, wood chips, and native plants to help stabilize the Lawson Hill landslide area and reduce erosion. However, before proceeding, the board is requesting additional information regarding the project's pricing.

Motion: Alex Martin made a motion to approve moving forward with the Summit Forest bid for fire mitigation, with out-of-pocket costs totaling \$39,641.41. Heather Chase seconded the motion. The motion passed unanimously.

C. **Wells Update:** The board is awaiting additional information on whether the existing well can be flushed or rehabilitated and will revisit long-term water-supply options once the final proposal is received.

5.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 9:11 am. The motion was seconded by Heather Chase, and the motion was carried out unanimously. Executive session was concluded at 9:44 am.

6.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, January 13th, 2025, at 8:30am at the Ellison MacIntire offices at Lawson Hill.