



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

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, February 10th, 2026 @ 9AM Wilkinson
Public Library Program Room

ROLL CALL & DETERMINATION OF QUORUM:

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

Board Members Not Present: 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 President, Laura Ellison, at 9:07 am.

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on January 13th, 2026:

There was a motion by Heather Chase to approve January 13th, 2026. The motion was seconded by Kathrine Warren, and the motion was passed unanimously.

3.) New Business:

A. Manager Update:

AHP provided an update on the cost of Fungal Solutions. The Board discussed the proposal and directed AHP to explore additional options for erosion control.

B. Discussion on Board of Directors Election:

During the Annual Meeting, a Board of Directors election will be held to fill three open seats. If you are interested in running for a board position, please submit a letter of interest by February 28, 2025, so it may be included in the meeting packet.

4.) Old Business:

A. Update on Annual Meeting:

The Board discussed several different topics to discuss during the Annual Meeting such as an DRB guidelines update given by Chris Hawkins, an update on Lawson trails and walkways, an update on LOT HI, an update on the 2026 Fire Mitigation project, communications, and an update on the Ilium LUC amendment. The board decided on which board members would be presenting each topic.

B. Update on Ilium LUC Amendment:

Two San Miguel County Planning Department meetings were held regarding the proposed Ilium LUC amendment. The Planning Department approved the amendment and forwarded it to the Board of County Commissioners. The amendment would allow flexible/general commercial uses, retail spaces up to 1,000 square feet, and an additional 20 residential units. The Board discussed how this relates to Lawson Hill, noting that for many years Lawson has sought to add limited neighborhood commercial uses but remains more restricted than nearby areas such as Ilium and Genesee. The Board discussed the potential process and considerations should Lawson Hill pursue a similar Land Use Code amendment in the future.

C. Update Ongoing New Management Search:

Moved Discussion to Executive Session.

D. Wells Update:

LHPOC has spent \$19,000 so far on trying to see if they can get the exist well updated. After doing testing it seems that the well is not producing. The Board was waiting on a bid to get well flushed and has received a bid for \$13,451.6. Getting the Well flushed would not likely make the Well produce and the Board discussed whether they would like to move forward with this option.

5.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 10:07 am. The motion was seconded by Heather Chase, and the motion was carried out unanimously. Executive session was concluded at 10:55 am.

6.) Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Tuesday, March 10th, 2026, at 8:30am at the Ellison MacIntire offices at Lawson Hill.