



Lawson Hill Propertyowners' Company
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**BOARD OF DIRECTORS
MEETING MINUTES**

Tuesday, January 13th, 2026 @ 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), Jennifer Birrittella (Alternate) and Heather Chase, constituting a quorum.

Board Members Not Present: Dean Bubolo (Treasurer)

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

Others Present: Lance Warring and Kari Distefano with SMART

1.) Roll Call & Call Meeting to Order:

The meeting was called to order by President, Laura Ellison, at 8:34 am.

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on December 9th, 2025:

There was a motion by Alex Martin to approve December 9th, 2025. The motion was seconded by Kathrine Warren, and the motion was passed unanimously.

3.) Public Comment by Kari Distefano with SMART regarding Lawson Hill Intercept Lot.

4.) Action Items:

- **Adoption of new Collections Policy, Phone and Email Policy:** There was a motion to adopt the Collections and Email Policy by Alex Martin and was seconded by Heather Chase and the motion was carried out unanimously.

5.) New Business:

- Manager Update: AHP** reported that the document digitization project has been completed and plans to organize the remaining physical documents by lot and distribute them to property owners at the Annual Meeting. The Board also discussed the option of providing the documents to property owners electronically.
- Bluegrass Contract Request for 2026:** The Board reviewed the current contracts with Planet Bluegrass for the primary event, now in year four of a five-year agreement, and a separate late-August concert, marking its second consecutive year. After discussion, the Board approved execution of the contracts, noting Planet Bluegrass's strong track record of successful and well-managed events.
- Annual Meeting Preparation:** The Board discussed the Annual Meeting scheduled for March 11, including potential venue options due to parking and time limitations at the Wilkinson Public Library. The Telluride Mountain School has offered to host, and the Board directed AHP to review the space for suitability. The Board also agreed to solicit agenda topic suggestions from property owners and noted that three Board of Directors seats will be open for election. AHP was directed to send a Save the Date notice to property owners, including venue details, election information, and a request for

suggested discussion topics.

6.) Old Business:

- A. **Update on Ongoing New Management Search:** The search for new property management services for LHPOC remains active. Several qualified candidates have expressed interest, and the Board is currently awaiting formal proposals from these parties. AHP Management will continue to provide interim management services throughout the transition period and will assist with the onboarding process to ensure seamless continuity of operations upon selection of new management.
- B. **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.

7.) Executive Session:

There was a motion by Kathrine Warren to enter executive session at 9:48 am. The motion was seconded by Heather Chase, and the motion was carried out unanimously. Executive session was concluded at 10:14 am.

Next Meeting & Meeting Adjournment:

The next meeting of the Board of Directors will be held on Tuesday, February 10, 2026, at 9:00 a.m. in the Wilkinson Public Library Program Room. The 2026 Budget Meeting will follow immediately after.