LAWSON HILL
Board of Directors

Lawson Hill Propertyowners' Company
P.O. Box 3927
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970-728-5893
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AGENDA
BOARD OF DIRECTORS MEETING

Thursday, May 14, 2026 @ 8:30AM
Ellison MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

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

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

Others Present: Lance Waring

1.) **Roll Call & Call Meeting to Order:**

The meeting was called to order by President, Alex Martin, at 8:34 am.

2.) **Investment Portfolio Analysis Presentation by Dylan Brooks:**

Dylan Brooks of Dylan Brooks with Dylan Brooks Financial Planning presented an overview of the LHPOC's investment accounts and current investment strategy. The Board discussed the Association's conservative approach, which focuses on protecting funds rather than generating significant growth. The presentation included a review of the two existing investment accounts, including a market-linked CD account that will mature next year. Discussion included whether LHPOC should consider a different investment strategy to better keep up with inflation and future project costs. The Board also discussed creating a formal Investment Policy Statement to help guide future investment decisions and evaluating investment options when the CDs mature.

3.) **Review & Approval of the Draft Minutes from the last BOD Meeting on March 31st, 2026:**

There was a motion by Heather Chase to approve the March 31st, 2026, meeting minutes. The motion was seconded by Kathrine Warren, and the motion was passed unanimously.

4.) **New Business:**

A. **Manager Update:** AHP presented information regarding the potential use of removable rubber speed bumps, including installation requirements, signage considerations, seasonal storage, and the practicality of annual installation and removal. The Board directed AHP to gather additional information, particularly regarding signage requirements and any applicable regulations, before making a final decision.

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AHP also presented resident requests for pet waste stations. Following discussion, the Board agreed to move forward with installing pet waste bag dispensers (without trash receptacles) at the park near the post office and at the ballfields.

B. **Annual Picnic:** The Board confirmed that the 2026 Community Picnic will be held on June 7 and directed AHP to distribute a save-the-date notice to property owners. AHP reported that it is actively gathering catering and tent rental proposals.

C. **Fire Mitigation Project Update:** The Board received an update on the fire mitigation project. The contractor has expressed interest in beginning work before June while already mobilized in Colorado. AHP expects to receive confirmation of the project schedule shortly, with work anticipated to begin within the next two weeks. AHP will obtain additional details from the contractor regarding project activities and what residents can expect during construction and will communicate that information to property owners prior to the start of work.

D. **Approval of DRB recommendation for open DRB seats:** The Design Review Board (DRB) submitted its recommended appointments for Board approval. The proposed officers are David Eckman as Chair and Coors Wright as Vice Chair. Proposed DRB members include Dean Bubolo, Shane Jordan, and Mike Metz, with Jennifer Birrittella and Rachel Williams serving as Alternate Members.
Motion: Kathrine Warren moved to approve the Design Review Board appointments as presented. Heather Chase seconded the motion. The motion passed unanimously.

E. **Management Transition:** The Board discussed a Letter of Intent from Lance Waring regarding the transition of management services for Lawson Hill beginning January 1, 2027. Under the proposed arrangement, Mr. Waring will work alongside AHP throughout 2026 to facilitate a smooth transition, including attending meetings, receiving training, and becoming familiar with Lawson Hill operations and projects. The Letter of Intent outlines mentorship, training, and operational transition expectations, as well as the development of a Lawson Hill Operating Procedures Manual.
Motion: Heather Chase moved to approve and execute the Letter of Intent with Lance Waring as presented. Dean Bubolo seconded the motion. The motion passed unanimously.

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5.) Old Business:

A. **Update on Drainage and Erosion Efforts:** AHP reported that drainage improvements remain an ongoing priority and are being incorporated into applicable Design Review Board (DRB) projects. Efforts include ditch maintenance and evaluation of engineered drainage solutions in areas where additional measures may be needed. AHP has been consulting with the Colorado State Forest Service and the Western Region Wildfire Council regarding erosion concerns in drainage problem areas and potential stabilization methods. While erosion control is outside their primary area of expertise, both organizations offered to connect AHP with professionals experienced in erosion management. AHP is actively soliciting bids from engineering firms to evaluate drainage concerns, develop long-term drainage solutions, and recommend appropriate erosion-control measures where needed. AHP will continue to coordinate with relevant agencies and communicate project activities and impacts to residents as work progresses.

B. **Review and Approval of Telluride Mushroom Festival Ballfield Camping Request:** The Board reviewed the Telluride Mushroom Festival's request to use the Lawson Hill Ballfields for camping and parking during the 2026 festival. Event setup is scheduled to begin on August 10, 2026, with festival activities occurring August 12–16, 2026, and all event-related equipment, camping, and site cleanup to be completed by August 17, 2026. It was noted that the festival has secured County approval for approximately 40 parking spaces at the County lot, reducing parking demand within Lawson Hill. Under the proposed terms presented to the Board, the festival is authorized to utilize up to 35 designated parking spaces at the ballfields and must actively manage event parking to prevent overflow into Lawson Hill streets, lots, and other common areas.

   Motion: Heather Chase moved to approve the Telluride Mushroom Festival's use of the Lawson Hill Ballfields for camping and parking during the August 10–17, 2026 event period and authorize the execution of a license agreement consistent with the terms presented to the Board. Kathrine Warren seconded the motion. The motion passed unanimously.

C. **Security Camera System at Lot HI:** Dean Bubolo provided an update on potential security camera systems for the Lot HI parking area and surrounding HOA property. The Board reviewed several proposals ranging from approximately \$6,000 to \$14,000 and discussed camera capabilities, including license plate recognition, video storage, and system ownership and access. Additional discussion

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included infrastructure requirements such as pole installation, power supply, internet connectivity, and secure housing for recording equipment. The Board also discussed privacy considerations and the management of recorded data. AHP was directed to consult with legal counsel, David Firmin, regarding any policies or procedures that may be required prior to implementation of a camera system.

6.) **Executive Session:**

There was a motion by Alex Martin to enter executive session at 10:11 am. The motion was seconded by Robin Jones, and the motion was carried out unanimously. Executive session was concluded at 10:26 am.

Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Thursday, June 11th, 2026, at 8:30am at the Ellison MacIntire offices at Lawson Hill.