

BOARD OF DIRECTORS MEETING MINUTES

Thursday, July 9, 2026 @ 8:30AM
Ellison MacIntire Offices at Lawson Hill

ROLL CALL & DETERMINATION OF QUORUM:

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

Board Members Not Present: Dean Bubolo and Heather Chase (Secretary)

Staff: Amanda Wood (AHP)

1.) Call Meeting to Order:

The meeting was called to order by President, Alex Martin, at 8:32 am.

2.) Review & Approval of the Draft Minutes from the last BOD Meeting on June 11, 2026:

There was a motion by Alex to approve June 11, 2026, meeting minutes. The motion was seconded by Kathrine Warren, and the motion was passed unanimously.

3.) New Business:

A. Manager Update:

AHP met with Joel Flores of High Altitude Property Care, Lawson Hill's landscape maintenance contractor, at the upper playground near the post office to review maintenance needs. The site visit included discussion of staining the wooden playground structure and replenishing the engineered wood fiber (bark chips). AHP received a proposal from High Altitude Property Care and also obtained a lower-priced proposal from another contractor. The Board had follow-up questions regarding the proposals, which AHP will address before bringing the item back for consideration. The Board agreed that the maintenance work is needed.

AHP also reported that High Altitude Property Care will trim back overgrown grasses along the pathway from Top of the Hill toward Pine View Court to improve the sidewalk corridor.

Additionally, AHP obtained a proposal for staining the post office building. While Board members noted the building had not previously been considered a priority, the recent DRB site walkthrough identified the need for staining in the near future, both for general maintenance and to improve fire resiliency.

AHP reported that the new camera system for the trash facility has been ordered. The higher-resolution exterior camera is intended to capture license plates and help identify illegal dumping. The Board discussed installing signage indicating that the facility is for HOA members only, that violations may be subject to fines, and that the area is under video surveillance. AHP further reported that legal counsel, David Firmin of Altitude Law, has prepared a Camera Policy for the new surveillance system. The policy will be presented at the August Board meeting for formal adoption.

AHP reported that the two new dog waste stations have arrived and will be installed at the Top of the Hill park near the post office and at the ballfields. The stations will provide waste bags only and will not include trash receptacles. Lawson Hill remains a no-pet community; however, the Board hopes the stations will encourage residents with approved reasonable accommodations for assistance animals to properly clean up after their animals.

Lastly, AHP reported that the community's tow-away signs are no longer compliant with current requirements, which now require English and Spanish text as well as a universal towing pictogram. The Board directed AHP to order supplemental Spanish signage to bring the existing signs into compliance.

B. Discussion on Pedestrian Connectivity Improvements:

AHP presented preliminary cost assumptions for constructing a sidewalk and drainage improvements from Society Turn to the top of the hill. Based on preliminary estimates and prior county bid information, the Board discussed that a full sidewalk and drainage project is not financially feasible at this time. AHP will obtain concept-level drainage plans and cost estimates, including alternatives that address drainage concerns without requiring construction of a full sidewalk. AHP will also obtain quotes for V-pan drainage improvements at the top-of-the-hill area.

4.) Old Business:

A. Update on Irrigation Mapping:

AHP reported that the HOA has received the irrigation map from Telluride Irrigation. While the map is a basic Google Earth aerial with hand-drawn irrigation lines and zones, it will provide a useful reference for future work.

AHP has begun discussions with Joel Flores of High Altitude Property Care, who currently provides Lawson Hill's landscape maintenance and assists with irrigation repairs, regarding the possibility of assuming responsibility for the community's irrigation system. Joel expressed interest in preparing a proposal to upgrade and modernize the irrigation system, including replacing outdated controllers with a system that can be monitored and adjusted remotely. The proposal would also address existing issues such as leaks, overspray, and malfunctioning sprinkler heads while providing ongoing management of the system.

The Board agreed that this is not a project to undertake this year but supported developing a long-term improvement plan and obtaining cost estimates.

B. Update on Website Improvements:

Board Members Robin and Heather will meet with Amanda of AHP to discuss potential website updates to improve the site's organization, usability, and accessibility for residents. An update and any recommendations will be presented to the Board at the August meeting.

5.) Executive Session:

There was a motion by Alex Martin to enter executive session at 9:13 am. The motion was seconded by Robin Jones, and the motion was carried out unanimously. Executive session was concluded at 9:31 am.

Next Meeting & Meeting Adjournment:

The next Board of Directors meeting will be held on Thursday, August 13th, 2026, at 8:30am at the Ellison MacIntire offices at Lawson Hill.