

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.
Regular Board Of Directors Meeting
Thursday, August 11, 2005
MINUTES

President Bohl called the regular monthly meeting of the Pagosa Lakes Property Owners Association Board of Directors to order at 7:01 P.M. in the Pagosa Lakes Community Center, 230 Port Avenue, Pagosa Springs, Colorado.

BOARD MEMBERS PRESENT

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David Bohl –President  
Hugh Bundy – Vice President  
Fred Uehling – Treasurer, absent and excused  
Pat Payne – Secretary  
Jim Carson – Director  
Fred Ebeling – Director  
Gary Gray – Director

**STAFF PRESENT**

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General Manager – Walter Lukasik
Recording Secretary - Gloria Petsch
DPE Manager – Larry Lynch
DCC Inspector - Lyn Webb

APPROVAL OF AGENDA & MINUTES

Agenda-

A motion was made by Director Bundy to approve the agenda as amended. Motion was seconded by Director Ebeling. Motion carried unanimously.

Minutes of the July 14, 2005 Regular Board Meeting Minutes –

A motion was made by Director Ebeling to approve the minutes as amended, and seconded by Director Bundy. Motion carried unanimously.

Minutes of the July 30, 2005 Special Board Meeting Minutes, and the July 14 Executive Session Minutes –

A motion was made by Director Bundy to approve the minutes as amended, and seconded by Director Carson. Motion carried unanimously.

GENERAL MANAGER’S REPORT -

- **As a special note: DPE budgeted this year to sell \$50,000 of Lake use Permits. As of last month, there have been \$54,000 of lake use permits sold. Attendance at the Rec. Center last month was up 20% over the previous year.** The DPE and the DRA staff have been working very hard to keep up with the demand placed on these amenities. Director Ebeling asked about the vandalism, and was informed that there have been a few minor issues. Please note that the following **Animal Control statistics have greatly increased** over last month.

- The **Sheriff's Department Animal Control** statistics for the month of July show 16 reports taken, 10 dogs impounded, 0 cats impounded, 1 cruelty case, 8 dogs returned to owners, 10 verbal warnings issued, 2 written warnings given, 65 miscellaneous citizen contacts made, 4 summons issued, 64 calls from dispatch to the animal control officer for service.
- We have not received a reply to the letter concerning the **transfer of greenbelt properties from Fairfield Resorts to the Pagosa Lakes POA** presented to the local representative of Fairfield. I will keep the Board advised when a response is received.
- There will be a meeting at the County Commissioners office Tuesday, August 16, 2005, from 8:30 until 10:00 a.m. Bill Ralston, Gloria Petsch and I will meet with County officials and the **Utah LTAP group** to review the results of their inspection of roads in Pagosa Lakes and Archuleta County. That afternoon, the senior engineer of the Utah LTAP group will be touring our roads and going over their reports with us and our Road Committee. That Wednesday, we will be given a copy of the software the group used to compile and edit their reports. We will also be receiving instruction as to the use of the software.
- We have heard nothing positive from **Postmaster Jim Fait** regarding a final number of 16-unit **cluster box units (CBU'S)** or potential delivery dates for Pagosa Lakes. There are approximately 1,996 individual slots already installed in Pagosa Lakes. I estimate that 300 additional 16-unit boxes would allow for a slot for each lot not currently receiving mail delivery within the Pagosa Lakes boundaries.
- Pagosa Lakes POA currently has **eighteen Covenant Compliance issues pending** with counsel. Since last month, two cases have been settled while two new cases have been forwarded to counsel.
- **ECC** continues to work on updates and modifications to the **Association Building Package**. Upon completion, a **work session** will be scheduled with the ECC and the Board of Directors to review the proposed new edition of the Building Package. Additionally, past Resolutions dealing with ECC appointments and methods of approval for construction projects will be reviewed in conjunction with the Building Package. Ernie Carger, who is on the ECC committee, is a past technical writer and is going over the package with a fine-tooth comb.
- This past spring, the Association hired **John Apodaca** to work in the maintenance department. We were very grateful to have him with us. He passed away last week and will be missed.

PUBLIC COMMENTS

- **Mojie Adler, of 3190 Meadows Drive**, wished to make everyone aware of the **sex offender information** for Archuleta County, contained on the Archuleta County's website.
- **Jennifer Matcham, of 304 Capitan Circle**, welcomed the newest Board members. She also tendered apologies from County Commissioner Robin Schiro for not being able to attend tonight's meeting, and wished to let everyone know that Commissioner Schiro has stated that she is more than happy to meet with anyone, any time, anyplace. Commissioner Schiro is offering every assistance possible regarding the road situation.
- **George Esterly, of 65 Periwinkle Drive**, wished to let the Board of Directors know that he wished to speak during the Lake Forest Trail portion of the agenda.

TREASURER'S REPORT

Director Uehling couldn't attend tonight's meeting. General Manager Lukasik read his report into the record. **The July 2005 financial documents** have been reviewed. No discrepancies or irregularities were noted. As noted in the General Manager's report, the Association has received \$953,000, or 94.5 % of the total \$1,008,000 billed assessments through July 31, 2005. Collections are 5.7 % ahead compared to the same period in 2004.

COMMITTEE REPORTS

- **Recreation Center Committee** — No report at this time.
- **Lakes, Fisheries & Parks Committee** – No report at this time.
- **Ad Hoc Lake Study Committee** – No report at this time.
- **Road Advisory Committee** - Chair Bill Ralston explained that the Road Advisory Committee has become a part of a larger group, the Citizens for Better Roads. On July 29, 2005, The Citizens for Better Roads sent a concept proposal to the County Commissioners. No comment has yet been received. This proposal has been signed by seven different entities. Chair Bill Ralston presented the Board with a Resolution to have Pagosa Lakes POA endorse this concept. This also has become a countywide effort. The group feels that this shows more strength than if just individuals spoke out. Chair Bill Ralston urged the Board to pass the Resolution so that it can be sent to the County Commissioners. The Utah LTAP group will be here next week. Chair Ralston invited the Board to participate in the ride-around that afternoon with the Utah LTAP group. Chair Ralston explained that the goal of the Road Advisory Committee is to attempt to get the county to maintain all public roads, and to have a schedule for maintenance made public.
- **ECC agendas and minutes** are included in the DCC report for the Board's information. ECC board liaison Arthur Matcham's report is included.

OLD BUSINESS

- **Senate Bill 05-100-** Required and recommended policies will be reviewed at the September Board meeting.

RECURRING BUSINESS

- **Mail Boxes** – See General Manager’s report.

NEW BUSINESS

1. **Review of bids received for construction of Lake Forest Trail.** Bids came in much higher than the amount of funds available. DPE Manager Lynch explained the scope of the project, and the options available. Current estimates for completion of the project are \$ 250,643. Approximately \$ 152,000 is currently in the fund at this time. GOCO grant application may be submitted on Nov. 1, 2005, to apply for matching funds for this project. Director Bohl recommended waiting for the opportunity to apply for matching funds, to make the cost of the project feasible. Director Ebeling agreed, and stated that it would not be fiscally responsible to approve going ahead with the project and only being able to finish half of it, and risk losing the opportunity of receiving matching funds for the entire project. Property owner George Esterly urged the Board to use current funds to only complete as much as can be done. He stated that the property owners in Lake Forest do not wish to have the path connect to the rest of the path project, as they do not wish to walk in areas other than their subdivision. Director Payne explained that the people in Lake Forest Estates picked this project, and they can pick another project if they so choose. A motion was made by Director Ebeling to postpone the Lake Forest Trail project until the 2006 fiscal year, depending on the availability of the GOCO grant. Motion seconded by Director Carson. Motion carried unanimously.
2. **Review of application received for construction of a log home in Twin Creek Village.** The **log** home has partially constructed outer walls. Determination of definition of prefabricated manufactured module is necessary in light of language contained in Twin Creek Village amended declaration and type of construction being proposed. Jo Hannah, of 275 Woodland requests that the Board consider this as manufactured home, since the panelized sections of the outer walls are assembled elsewhere. However, Counsel has stated that this doesn’t come under the statutory definition of “manufactured”, or “modular”. Arthur Matcham, of Capitan Circle, explained that trusses and cabinets are regularly built offsite and shipped in, as this enables the builders to do a better job for less cost. Director Bohl stated that according to counsel, the Board has no other option than to consider this a stick-built home. Director Payne moved that the proposed construction of the log home at 73 Poplar Court is not prohibited by the 1998 amended Declarations of Restrictions of Twin Creek Village. Seconded by Director Ebeling. Motion carried unanimously.

A motion was made by Director Ebeling to amend the agenda to include the Resolution requested by Road Advisory Committee Chair Ralston, as item #7 under New Business. Motion was seconded by Director Bundy. Motion carried unanimously

- 3. Request for Board support letter to the Forest Service for continuation of thinning of 14,000 acres in National Forest lands in the Turkey Springs area.** DPE Manager Lynch requested that the Board sign a letter of support to the Forest Service regarding the continued thinning project in the Turkey Springs area. Director Ebeling made a motion to sign the letter in support of this project. Director Payne seconded the motion. Motion carried unanimously.
- 4. Notes from the Annual Meeting as compiled by Director Carson.** Open burning permits are required by the Fire Protection District, and therefore is already regulated. Director Bohl stated that there is a meeting scheduled with the ECC to go over the Building package, including fencing. Erosion control measures will also be discussed with the ECC. Director Bohl stated that the issue of road damage is that it is virtually impossible to ascertain who caused the damage. Regarding animal control statistics, Director Bohl stated that since this is under the jurisdiction of the County, we have no control of this issue.
- 5. Affirmation of one DCC un-protested fine.** Director Bundy made a motion to affirm the one unprotested DCC fine. Motion seconded by Director Gray. Motion carried 5-1 for, with Director Carson voting against.
- 6. New Depository signatures required since Board election.** The forms were distributed and signed by the Board members and the General Manager.
- 7. Resolution regarding the Citizen's for Better Roads letter to the County Commissioners.** Director Ebeling moved that the Resolution be adopted. Director Gray seconded the motion. Motion carried unanimously.

CORRESPONDENCE

- Response from Kenneth Knight regarding his request of the Board for moving the Village Lake fishing dock to another location.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:28 P.M.

Respectfully Submitted,

Gloria Petsch, Recording Secretary

Pat Payne, Secretary