

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
Thursday, December 10, 2009
MINUTES

President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners Association Board of Directors to order at 7:00 P.M. in the Pagosa Lakes Clubhouse, 230 Port Avenue, Pagosa Springs, Colorado.

BOARD MEMBERS PRESENT

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Gary Gray - President  
Richard Fortier – Vice President  
Paul Boyd - Treasurer  
Richard Beaudry - Secretary  
Crista Munro – Director  
Ronda Higby - Director  
George Hatfield – Director

**STAFF PRESENT**

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General Manager - Gloria Petsch
DPE Manger – Larry Lynch
Recording Secretary – Steve Milton

Quorum verified by Secretary Beaudry

APPROVAL OF AGENDA

The following changes were made to the Agenda: Under violations; Items d, g, n, o, p, q, and s, were removed from the agenda. Motion to approve amended agenda was made by Secretary Beaudry and seconded by Treasurer Boyd. Motion carried unanimously.

APPROVAL OF MINUTES OF NOVEMBER 12, 2009

A motion was made by Director Munro and seconded by Secretary Beaudry to approve the minutes of November 12, 2009 as written. Motion carried unanimously.

GENERAL MANAGER’S REPORT

- 1) In addition to the Department Managers’ reports, the following comments are noted:
ACCOUNTING: None other than as included in departmental report.
DCC: None other than as included in departmental report.
DPE: None other than as included in departmental report.
DRA: None other than as included in departmental report.

- 2) The **Sheriff’s Department Animal Control** statistics for the month of November are as follows; 1557 miles driven, 3 reports taken, 15 dogs impounded, 0 reported cruelty cases, 14 dogs returned to owners, 2 dangerous dogs calls, 14 verbal warnings given, 1 written warning

given, 0 summons issued, 38 citizen contacts made, 26 calls to dispatch for service, and 2 animal welfare checks made.

- 3) Pagosa Lakes POA has **forty-three (43) Covenant Compliance legal issues** pending with counsel at the present time.
- 4) **Commissioner Ranson's** latest county update is included in your packet.
- 5) **The most recent quarterly update to the Bank Ratings** are included in your packet for your information.
- 6) So far we have had **two applicants for the Environmental Control Committee**. Both applicants will now begin the process of attending meetings to learn how the Committee operates.
- 7) **Reminder: please get ideas on suggested changes to the Personnel Guidelines to me by Jan. 14, 2010** so that we may have those ready for the work session to be scheduled.
- 8) As discussed at the last meeting with the Commissioners, **regular meeting between the PLPOA Board of Directors and the Archuleta County Commissioners was suggested**. Does the Board have any suggestions for the topic of the next meeting-perhaps the Current Animal control contract with the County? And, would February be a good time to try to schedule the next meeting?
- 9) **At the previous Board meeting, information was requested on hosting Community Association Institute (CAI) events**. I spoke to Southern Colorado Chapter Executive Director Jan Mangum who stated that all Chapter events are held in Colorado Springs. However, the Chapter may host an event in this area in 2010. If so, would the Board like to provide the Clubhouse for such an event? Also, The Professional Management Development Program (PMDP) schedule is set for 2010. These classes are scheduled by CAI National, and need 10 or more students to hold a class. They require a volunteer to do the check-in, and to coordinate with the instructor and National. There needs to be a hotel for the Instructor and students to stay, continental breakfast at the meeting site, and somewhere for everyone to go for lunch and dinner for those staying overnight. National begins putting together the schedule in June for the following year.
- 10) **Also included in your packets is Section 16 from the Building Permit Process, ECC Meeting Dates, 2010**. Please let me know if you are available to attend as Board Liaison on any of these dates.

PUBLIC COMMENTS

None.

TREASURER'S REPORT

As of November 30, 2009, the Association has received \$1,169,000, or 91.6% of the total billed 2009 assessments of \$1,276,000. For the same period in 2008, the collections were approximately \$1,207,000 or 94.5% of the total of \$1,277,600 billed. Collections are 2.9% behind last year because two group owners with 247 properties have not paid. If they had paid, collections would be nine tenths of a percent ahead of last year. Treasurer Boyd stated that he and Comptroller Arries will be looking into using the Troubled Asset Report from the FDIC to get a better picture of banks stability.

COMMITTEE REPORTS

- **Recreation Center Committee** — No report at this time.
- **Lakes, Fisheries & Parks Committee** – Minutes of the 12-01-09 meeting included in the Board packet.
- **Road Advisory Committee** – No report at this time.
- **Finance Advisory Committee** – No report at this time.
- **ECC agendas and minutes were included in the DCC report.** ECC board liaison Ernie Karger's report was included in the Board packet.

OLD BUSINESS

- **The Final Draft of the 2010 Budget.** A motion was made to accept the budget as written by Vice President Fortier and seconded by Treasurer Boyd. Motion passed unanimously.
- **Proposed Changes to the Building Permit Process.** After discussion, a motion to accept the changes as written, except for Section 3.1.27 -Tree houses and Play houses, was made by Secretary Beaudry and seconded by Director Hatfield. Motion passed unanimously.

NEW BUSINESS

1. **Property owner Renee Davis of 42 Raven Court** addressed the Board regarding the fine assessed on her property. After hearing Ms. Davis's case, President Gray explained the violation process and the options that Ms. Davis had before the fine was assessed. Fine was upheld.
2. **Resolution 2009-06, setting the 2010 Property Owners Assessment.** A motion was made to accept Resolution 2009-06 as written was made by Treasurer Boyd. The motion was seconded by Director Munro. Motion was unanimous.
3. **Boating Regulation Changes.** Secretary Beaudry questioned the liability the PLPOA may take on by approving these rules. Secretary Beaudry also has concerns with the procedures of enforcement. After discussion, a motion to adopt the proposed boating regulations changes to section 5.8.3 of the Rules and Regulations as written as well as the proposed changes to Section 3.3, was made by Director Higby and seconded by Vice President Fortier. Secretary Beaudry voted against the motion. Motion passed 6-1, with Director Beaudry voting against.

4. **New Park Name suggestions.** Pagosa Lakeside Park will be the name of the new picnic area off Lake Pagosa and Piedra Road. Vote was unanimous.
5. **Proposed Board Liaison Description and Responsibilities.** President Gray, Director Hatfield, Director Higby, and Director Munro will look into getting some definitions by March. President Gray will meet with the ECC to see what they would like to see.
6. There were **19 violations for Board ratification** this month. Items d, g, n, o, p, q, s were removed from the agenda. **Board action requested.**
 - a. Account #1153.0, Trash and Debris – Fine \$100.00
 - b. Account #1158.0, Trash and Debris – Fine \$100.00
 - c. Account #1158.0, parking any stripped down, partially wrecked or inoperable vehicle – Fine \$250.00
 - d. Account #1158.0, Unattractive Growth – Fine \$100.00
 - e. Account #1190.0, Structural Maintenance – Fine \$100.00
 - f. Account #1420.0, Trash and Debris – Fine \$100.00
 - g. Account #1500.0, Failure to Obtain PLPOA Building permit – Fine \$100.00
 - h. Account #4047.0, Structural Maintenance – Fine \$100.00
 - i. Account #4081.0, Trash and Debris – Fine \$100.00
 - j. Account #4113.0, Trash and Debris – Fine 200.00
 - k. Account #4143.0, Property is not maintained in a manner complimentary to the surrounding neighborhood – Fine \$100.00
 - l. Account #4181.0, Trash and Debris – Fine \$200.00
 - m. Account #4200.0, Structural Maintenance – Fine \$100.00
 - n. Account #4433.0, Structural Maintenance – fine \$200.00
 - o. Account #11087.0, Structural Maintenance – Fine 100.00
 - p. Account #13195.0, Unattractive Growth – Fine 100.00
 - q. Account #13411.0, Trash and Debris – Fine \$200.00
 - r. Account #13566.0, Structural Maintenance – Fine \$100.00
 - s. Account #20477.0, prohibited Use of Vacant Lot – Fine \$250.00

Motion was made by Secretary Beaudry to affirm the remaining fines as presented. Motion seconded by Treasurer Boyd. President Gray abstained from voting on Account #13566.0 because of conflict of interest. Motion passed unanimously.

CORRESPONDENCE

- Letter of thanks from Big Brothers/Big Sisters of Southwest Colorado.
- Comments received regarding Rec. Center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:54 P.M.

Respectfully Submitted,

Richard Beaudry, Secretary

Steve Milton, Recording Secretary