

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**
2 **Regular Board Of Directors Meeting**
3 **Thursday, June 12, 2008**
4 **MINUTES**
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7 President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners
8 Association Board of Directors to order at 7:00 P.M. in the Pagosa Lakes Clubhouse, 230 Port
9 Avenue, Pagosa Springs, Colorado.

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11 **BOARD MEMBERS PRESENT**

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13 Gary Gray – President
14 Hugh Bundy - Vice President
15 Fred Uehling – Treasurer
16 Fred Ebeling - Secretary
17 Robert Mullen - Director
18 Janine Krawitz – Director, Absent and Excused
19 Alan Schutz – Director
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11 **STAFF PRESENT**

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13 General Manager - Gloria Petsch
14 Recording Secretary - Barbara Tsonis
15 Comptroller - Don Arries
16 DCC Manager – Margaret Gallegos

21 **Quorum verified by Secretary Ebeling**
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24 **APPROVAL OF AGENDA**
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26 General Manager Petsch noted a clerical error and correction in the Accounting Notes. A motion
27 was made by Vice President Bundy and seconded by Treasurer Uehling to approve the Agenda.
28 Motion carried unanimously.
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30 **APPROVAL OF MINUTES OF MAY 8, 2008**
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32 A motion was made by Vice President Bundy and seconded by Director Mullen to approve the
33 minutes of May 8, 2008 as written. Motion carried unanimously.
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35 **APPROVAL OF WORK SESSION NOTES OF MAY 21, 2008**
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37 A motion was made by Director Mullen and seconded by Treasurer Uehling to approve the work
38 session notes of May 21, 2008. Motion carried unanimously.
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40 **GENERAL MANAGER’S REPORT -**
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- 42 1) In addition to the Department Managers’ reports, the following comments are noted:
43 **ACCOUNTING:** None other than as included in departmental report.
44 **DCC:** None other than as included in departmental report and on the agenda.
45 **DPE:** Note that work has begun on the Lake Forest Circle pathway.
46 **DRA:** None other than as included in departmental report.
47

1 2) The Sheriff's Department Animal Control statistics for the month of May 2008 show 9
2 reports taken, 8 dogs impounded, 0 reported cruelty cases, 13 dogs returned to owners, 6
3 dangerous dog calls, 38 verbal warnings issued, 0 written warnings given, 2 summons issued, 72
4 miscellaneous citizen contacts made, 40 calls from dispatch to the animal control officer for
5 service, and 2 welfare checks.

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7 3) Pagosa Lakes POA has sixteen (16) Covenant Compliance legal issues pending with
8 counsel at the present time, down from nineteen last month.

9
10 4) The PLPOA website continues to receive a lot of activity. We had 7482 web site hits this
11 May vs. 4432 web site hits last May.

12
13 5) We have received 25 cluster box units from Postmaster Gary Young. Larry will be
14 working with Gary Young, and Matt Katsos from the county on placement of these new boxes.
15 Larry and his crew will begin installing them as soon as possible after placement is decided
16 upon.

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18 **PUBLIC COMMENTS**

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- 20 • Julie Martinez, Dutton Drive. Ms. Martinez stated her support in the case of Richard
21 Cotton and the parking of his commercial vehicle at his property.
 - 22
 - 23 • Richard Cotton, Arrowhead Drive. Mr. Cotton addressed the complaints regarding
24 the parking of his commercial vehicle at his property. Mr. Cotton stated that he does
25 keep the vehicle hidden from view the majority of the time. President Gray addressed
26 the violation and went through the history explaining that a variance was granted to
27 Mr. Cotton providing the vehicle was shielded from the road. The submitted
28 complaints state that the vehicle is not shielded all the time.
 - 29
 - 30 • Mike Schneider, Monte Vista Drive. Mr. Schneider raised questions as to why Team
31 America was allowed to use the lakes and whether they were required to follow the
32 same rules and regulations as homeowners. President Gray explained that it was a
33 publicity event for the PLPOA and that Team America was obligated to follow the
34 fishing rules as set forth by the PLPOA for its members. Discussion was held as to
35 whether Team America will be allowed to use the lakes next year and whether they
36 should be charged. Further discussion on the matter will be held in the future.
 - 37
 - 38 • Jack Dyer, Highland Drive. Mr. Dyer lodged a complaint regarding harassment from
39 one of the PLPOA employees.
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 - 41 • Gerald Manzaneras, Prospect Blvd. Mr. Manzaneras also lodged complaints of
42 harassment regarding the same PLPOA employee.
 - 43
 - 44 • Esmeralda Berrich, Arrowhead Drive. Ms. Berrich stated her support in the case of
45 Richard Cotton and the parking of his commercial vehicle at his property.
 - 46

- 1 • Herbert Nason, Trappers Drive. Mr. Nason raised questions regarding the Clubhouse liability insurance requirement.
- 2
- 3
- 4 • Dave Copley, Northlake Avenue. Mr. Copley raised questions regarding the Clubhouse liability insurance requirement.
- 5
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7 A motion was made at the request of President Gray to move Old Business ahead of the
8 Treasurer's Report. Motion to approve by Director Schutz. Seconded by Treasurer Uehling.
9 Motion passed unanimously.

10 **OLD BUSINESS**

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13 **Clubhouse Insurance Update.** This issue was covered under Public Comments and President
14 Gray's comments with an explanation as to why the requirement is in place along with further
15 explanation of the liability issue.

16 **PRESIDENT GRAY COMMENTS**

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19 President Gray addressed the issues raised during the public comments. He stated that the Board
20 has worked with Mr. Cotton in the past regarding his commercial vehicle, but it needs to be
21 parked where no one can see it at all times, not just occasionally. While the Board was willing to
22 work with Mr. Cotton and give him a variance, they cannot continue to allow the truck to be
23 parked in the open in violation of the Rules and Regulations. Regarding the comments on a
24 PLPOA employee, President Gray stated that personnel issues could not be discussed publicly
25 and assured Mr. Dyer and Mr. Manzaneras that the Board was looking into the issue and would
26 keep them informed. President Gray then explained the reasoning and stated the facts behind the
27 Clubhouse insurance issue in the hope of dismissing all misconceptions and wrong information
28 currently circulating among the homeowners.

29 **TREASURER'S REPORT**

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32 As shown in the Accounting Notes from the Comptroller, as of May 31, 2008, the Association
33 has received \$1,132,000, or 88.6% of the total 2008 billed assessments of \$1,277,600.
34 Collections are running 2.6 percent behind 2007 as the percentage collected during the same time
35 period last year was 91.2 percent.

36 **COMMITTEE REPORTS**

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- 39 • **Recreation Center Committee** — No report at this time.
- 40 • **Lakes, Fisheries & Parks Committee** – No report at this time.
- 41 • **Ad Hoc Lake Study Committee** – No report at this time.
- 42 • **Road Advisory Committee** – No report at this time.
- 43 • **Finance Advisory Committee** – No report at this time.
- 44 • **ECC agendas and minutes were included in the DCC report.** ECC board
45 liaison Ernie Karger's report also was included.
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1 **NEW BUSINESS**
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- 4 1. **Appointment to Environmental Control Committee of member Bill Pongratz for a**
5 **two-year term. Board action requested.** Motion to approve by Vice President Bundy.
6 Seconded by Secretary Ebeling. Motion passed unanimously.
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8 2. **Board Adoption of Resolution 2008-07, Confirming Depository Relationship with**
9 **Citizens Bank. Board action requested.** Motion to approve by Treasurer Uehling.
10 Seconded by Vice President Bundy. Motion passed unanimously.
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12 3. There were **eleven (11) unprotested fines** for Board ratification this month. **Board**
13 **action requested.**
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15 a) Account #13779.0, Changing, adding to, or deviating from ECC approved plans.
16 b) Account #15122.0, Property not maintained.
17 c) Account #2095.0, Failure to obtain a building permit.
18 d) Account #41063.0, Commercial activity from a residential unit.
19 e) Account #20382.0, Changing, adding to, or deviating from ECC approved plans.
20 f) Account #31139.0, Property not maintained.
21 g) Account #4243.0, Property not maintained.
22 h) Account #68001.0, Property not maintained.
23 i) Account #20394.0, Failure to obtain a building permit.
24 j) Account #4029.0, Dumping, storing, or accumulating trash.
25 k) Account #4139.0, Inoperable vehicle.
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27 Motion by Vice President Bundy to affirm the eleven (11) fines presented. Motion seconded
28 by Treasurer Uehling. Motion passed unanimously.
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30 **CORRESPONDENCE**
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- 32 • Thank you was received from Special Olympics Colorado for allowing use of the
33 Recreation Center pool for Special Olympics practices and Southwest Regional Swim
34 Meet.
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36 **ADJOURNMENT**
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38 There being no further business, the meeting was adjourned at 8:15 P.M.
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40 Respectfully Submitted,
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Fred Ebeling, Secretary

Barbara Tsonis, Recording Secretary