

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
2 **Regular Board of Directors Meeting**  
3 **Thursday, July 10, 2008**  
4 **MINUTES**  
5  
6

7 President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners  
8 Association Board of Directors to order at 7:15 P.M. in the Pagosa Lakes Clubhouse, 230 Port  
9 Avenue, Pagosa Springs, Colorado.

10 **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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**STAFF PRESENT**

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General Manager - Gloria Petsch  
Recording Secretary - Barbara Tsonis  
DCC Manager – Margaret Gallegos  
DPE Manager - Larry Lynch

21 **Quorum verified by Secretary Ebeling**  
22  
23

24 **APPROVAL OF AGENDA**  
25

26 General Manager Petsch added under New Business #4 a request to remove a dead pine bark  
27 beetle-infested tree from a property where the PLPOA is not able to reach the owner. Secretary  
28 Ebeling requested the addition under New Business #5 to refund fees that are paid by a  
29 homeowner if a permit or variance is denied. Violations were moved to #6 under New Business,  
30 and item i. was removed due to resolution of that violation. A motion to approve was made by  
31 Vice President Bundy and seconded by Secretary Ebeling. Motion carried unanimously.  
32

33 **APPROVAL OF MINUTES OF JUNE 12, 2008**  
34

35 A motion was made by Vice President Bundy and seconded by Treasurer Uehling to approve the  
36 minutes of June 12, 2008 as written. Motion carried unanimously.  
37

38 **GENERAL MANAGER’S REPORT -**  
39

- 40 1) In addition to the Department Managers’ reports, the following comments are noted:  
41 **ACCOUNTING:** None other than as included in departmental report.  
42 **DCC:** None other than as included in departmental report.  
43 **DPE:** None other than as included in departmental report.  
44 **DRA:** Noted there was an average of more than 447 users per day at the Recreation  
45 Center during the month of June.  
46  
47 2) The Sheriff’s Department Animal Control statistics for the month of June 2008 show 10  
48 reports taken, 9 dogs impounded, 3 reported cruelty cases, 17 dogs returned to owners, 7

1 dangerous dog calls, 33 verbal warnings issued, 0 written warnings given, 4 summons issued,  
2 109 miscellaneous citizen contacts made, 61 calls from dispatch to the animal control officer for  
3 service, and 3 animal welfare checks.

4  
5 **3)** Pagosa Lakes POA has twelve (12) Covenant Compliance legal issues pending with  
6 counsel at the present time.

7  
8 **4)** The PLPOA will be meeting with the Post Master when he returns from vacation to work  
9 with him and the County to locate acceptable sites for installation of the recently received postal  
10 boxes.

11  
12 **PUBLIC COMMENTS**

- 13  
14 • Bill Bechtold, Monte Vista Drive. Mr. Bechtold thanked Siiri Thompson and Rich  
15 Beaudry of the Covenant Compliance Department for their help. He stated that he  
16 feels the appearance of the community is deteriorating. Mr. Bechtold feels that the  
17 Association's response time to complaints is too slow. He feels that we need to  
18 streamline our covenant department and procedures and should be stopping at  
19 people's properties when they see a violation and make the property owner aware of  
20 it. President Gray explained our newly instituted process of personally contacting  
21 individuals prior to issuing a violation, and General Manager Petsch stated a 98%  
22 resolution as a result of that initial contact. President Gray further explained legal  
23 due process, our new fines schedule, and how the procedure works. He also noted  
24 that there are many properties in foreclosure and time is needed to deal with the banks  
25 regarding violations between ownership of the properties. Secretary Ebeling  
26 explained how we must follow the law and how slow that process moves at times.  
27
- 28 • Mike Schneider, Monte Vista Drive. Mr. Schneider wanted to know what  
29 subdivision each of the Board members lived in. He also had complaints regarding a  
30 specific neighbor who he says is consistently in violation and how it seems to take too  
31 long for the Covenant Department to deal with it. Mr. Schneider wanted to know if  
32 all complaints weigh the same and had issues with people camping on their property.  
33 President Gray explained the difference between camping and loading/unloading or  
34 children playing around the camper. Secretary Ebeling noted that we cannot go onto  
35 homeowners' properties to check, but we are looking into the issues presented.  
36 President Gray also explained that written complaints and documentation from the  
37 surrounding homeowners is beneficial, and even though it seems as though the  
38 process is not moving fast enough, it will get done.  
39
- 40 • Don Porterfield, Arrowhead. Mr. Porterfield commented that construction on the  
41 path on Lake Forest seemed to be progressing slowly and also asked whether PLPOA  
42 could install a gate in the fence at the bottom of Dutton Draw because people were  
43 knocking the fence down to enter Martinez Canyon. DPE Manager Lynch explained  
44 the timeline for the bike path stating visible progress should be evident by the first of  
45 next week. He also informed Mr. Porterfield that the fence at Martinez Canyon does  
46 not belong to the Association and that no trails are allowed in the wetlands area.  
47

1 **TREASURER’S REPORT**

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3 As shown in the Accounting Notes from the Comptroller, as of June 30, 2008, the Association  
4 has received \$1,173,000, or 91.8% of the total 2008 billed assessments of \$1,277,600.  
5 Collections are running 2.4 percent behind 2007 as the percentage collected during the same time  
6 period last year was 94.2 percent.  
7

8 A 5.25% certificate of deposit (CD) matured at Rio Grande Savings and Loan on June 5, 2008.  
9 The certificate was replaced by a 21-month 3.25% CD at Citizens Bank. The certificate was  
10 dated June 13, 2008 and matures on March 15, 2010.  
11

12 **COMMITTEE REPORTS**

- 14 • **Recreation Center Committee** — No report at this time.
- 15 • **Lakes, Fisheries & Parks Committee** – No report at this time.
- 16 • **Ad Hoc Lake Study Committee** – No report at this time.
- 17 • **Road Advisory Committee** – No report at this time.
- 18 • **Finance Advisory Committee** – No report at this time.
- 19 • **ECC agendas and minutes were included in the DCC report.** ECC board  
20 liaison Ernie Karger’s report also was included.

21  
22 **OLD BUSINESS**

23  
24 None

25  
26 **NEW BUSINESS**

- 27  
28 1. **Board Adoption of Resolution 2008-08. Board action requested.** Motion to approve  
29 by Director Mullin. Seconded by Treasurer Uehling. Motion passed unanimously.  
30
- 31 2. **Sports Initiative group requests PLPOA support their letter and process. Board**  
32 **action requested.** After extensive discussion it was decided to have DPE Manager  
33 Lynch obtain more information from Gwen Taylor. No action taken at this time.  
34
- 35 3. **Request from San Juan Outdoor Association to hold a one-day canoe clinic on Lake**  
36 **Forest. Board action requested.** Motion to approve by Vice President Bundy.  
37 Seconded by Director Shutz. Motion passed unanimously.  
38
- 39 4. **Request to remove a dead pine bark beetle-infested tree from an absent owner**  
40 **property. Board action requested.** Following discussion it was decided to have DPE  
41 Manager Lynch to obtain a letter from an arborist stating the tree is not savable as well as  
42 the written consent of the DCC prior to removing the tree. Motion to approve by  
43 Treasurer Uehling. Seconded by Vice President Bundy. Motion passed unanimously.  
44
- 45 5. Discussion was held in regard to **removing from the PLPOA Neighborhood Rules and**  
46 **Regulations the \$30.00 fee for taking down a tree.** Motion was made by Secretary  
47 Ebeling to change the rules and regulations to eliminate the charge of \$30.00 for removal

1 of a dead or diseased tree. President Gray called for a vote to eliminate the \$30.00 fee for  
2 dead tree removal. Motion failed.  
3

4 6. There were **eight (8) unopposed fines** for Board ratification this month. **Board action**  
5 **requested.**  
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- 7 a. Account #1622.0, Parking any stripped down, partially wrecked, or  
8 inoperable vehicle.  
9 b. Account #5160.0, Parking any stripped down, partially wrecked, or  
10 inoperable vehicle.  
11 c. Account #13411.0, Parking any stripped down, partially wrecked, or  
12 inoperable vehicle.  
13 d. Account #13137.0, Parking any stripped down, partially wrecked, or  
14 inoperable vehicle.  
15 e. Account #13137.0, Dumping, storing, or accumulating trash.  
16 f. Account #13137.0, Property not maintained.  
17 g. Account #20296.0, Parking a commercial vehicle.  
18 h. Account #20467.0, Property not maintained.  
19

20 Motion by Director Mullin to affirm the eight (8) fines presented. Motion seconded by  
21 Treasurer Uehling. Secretary Ebeling opposed. Motion passed.  
22

23 **CORRESPONDENCE**  
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- 25 • Letter from Michael Schneider  
26 • Letter from Suzainne Wallace  
27

28 Discussion was held regarding the returning of fees to homeowners whose permit requests have  
29 been denied. The Board agreed to meet and discuss this issue at a future time.  
30

31 **ADJOURNMENT**  
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33 There being no further business, the meeting was adjourned at 8:40 P.M.  
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35 Respectfully Submitted,  
36  
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40 \_\_\_\_\_  
Fred Ebeling, Secretary

\_\_\_\_\_  
Barbara Tsonis, Recording Secretary