

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**
2 **Regular Board of Directors Meeting**
3 **Thursday, September 10, 2009**
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 Scott Maxwell – Vice President, Absent - Excused
15 Paul Boyd – Treasurer
16 Rich Beaudry – Secretary
17 Richard Fortier – Director
18 Crista Munro - Director
19 Ronda Higby – Director

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11 **STAFF PRESENT**

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

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21 **Quorum verified by Secretary Beaudry**

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25 **APPROVAL OF AGENDA**

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27 The following changes were made to the Agenda: Under New Business #6 - items a, b, c, d, e,
28 m, o, p, u, z, and bb, have been removed. Motion to approve as amended by Secretary Beaudry
29 and seconded by Treasurer Boyd. Motion carried unanimously.

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32 **APPROVAL OF MINUTES OF AUGUST 13, 2009**

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34 A motion was made by Director Fortier and seconded by Secretary Boyd to approve the minutes
35 of August 13, 2009 as written. Motion carried unanimously.

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38 **GENERAL MANAGER’S REPORT**

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40 As most of you have already learned, we are very sad to be losing Barbara Tsonis. She and her
41 husband will be moving to Arizona, and we will miss her greatly and wish them all the best.

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43 1) In addition to the Department Managers’ reports, the following comments are noted:

- 44 **ACCOUNTING:** None other than as included in departmental report.
45 **DCC:** None other than as included in departmental report
46 **DPE:** None other than as included in departmental report.
47 **DRA:** None other than as included in departmental report.
48

- 1 2) The Sheriff's Department **Animal Control statistics** for the month of August 2009 show 5
2 reports taken, 5 dogs impounded, 3 reported cruelty cases, 5 dogs returned to owners, 2
3 reported dangerous dog calls, 8 verbal warnings given, 0 written warnings given, 0 summons
4 issued, 50 citizen contacts made, 24 calls from dispatch for service, and 4 animal welfare
5 checks made.
6
- 7 3) Pagosa Lakes POA has **thirty-two (32) Covenant Compliance legal issues** pending with
8 counsel at the present time.
9
- 10 4) The following **dates are still open for board liaison to the ECC**- September 17, and
11 October 15, and December 3. Please let me know which dates you are available to serve as
12 liaison.
13
- 14 5) As a reminder to all Directors, please remember to check your boxes in the Admin. office.
15
- 16 6) The **Candidates Forum** stipulated in Resolution 2009-04, Policy Regarding the Holding of a
17 Candidates Forum has been scheduled for May 26, 2010. This date has been added to the
18 Board Application, and the Clubhouse has been reserved.
19
- 20 7) Commissioner Ranson's latest **county update** is included.
21
- 22 8) The **article by the ECC** on privacy fence height submitted for inclusion in the Fall 2009
23 News Letter is included.
24
- 25 9) We received a call from the **Associations' insurance company**, and all four of the
26 Association policies will be renewed for next year at \$1,100 less than this year.
27

28 Director Beaudry requested that the actual mileage traveled by the Animal Control officer be
29 included in the Sheriff's Department Animal Control report as the Association pays per mile.
30 General Manager Petsch replied that the mileage reported by the Sheriff's Department for
31 August was 1,200.
32

33 **PUBLIC COMMENTS**

34
35 None
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38 **TREASURER'S REPORT**

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41 As of August 31, 2009, the Association has received \$1,146,000, or 89.8% of the total billed
42 2009 assessments of \$1,276,000. For the same period in 2008, the collections were
43 approximately \$1,191,000 or 93.2% of the total of \$1,277,600 billed. Collections are 3.4%
44 behind last year because two group owners with 259 properties have not paid. If they had paid,
45 collections would be eight tenths of a percent ahead of last year.
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1 Treasurer Boyd also commented that the Finance Committee had previously suggested that as a
2 security precaution, redistributing among other institutions the monies that we have invested
3 with Edward Jones.
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5 COMMITTEE REPORTS

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- 7 • **Recreation Center Committee** — No report at this time.
- 8 • **Lakes, Fisheries & Parks Committee** – Minutes of August 17, 2009 meeting
9 were included in the Board packet.
- 10 • **Road Advisory Committee** – No report at this time. President Gray commented
11 that the Road Advisory Committee has been meeting regularly and would like to
12 see a report on next month’s Agenda considering the amount of activity going on
13 between the task force and the County Commissioners.
- 14 • **Finance Advisory Committee** – No report at this time.
- 15 • **ECC agendas and minutes were included in the DCC report.** ECC board
16 liaison Ernie Karger’s report was included in the Board packet.
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19 OLD BUSINESS

- 20
- 21 • **Habitat for Humanity** has requested that the fees be waived or reduced for 326
22 Cimaron Circle. Information requested of other Associations regarding waiving
23 fees was also included in the Board packet. Following discussion, a motion was
24 made by Director Fortier to not approve the waiving of fees for Habitat for
25 Humanity. Seconded by Treasurer Boyd. Motion passed unanimously.
- 26 • Discussion of recent court decision and how it may pertain to Resolution 2009-02,
27 **Commercial Type Trucks.** (Information from previous meeting packet was
28 included in the Board packet.) Following discussion, a motion was made by
29 Director Fortier to approve and present a set of questions to the Association
30 attorney for review. Seconded by Treasurer Boyd. Motion passed unanimously.
- 31 • **Board Sponsored Fishing Group Policy**-The Lakes, Fisheries and Parks
32 Committee has proposed that all requests first be reviewed by the Committee, and
33 recommendations will be made to the Board on a case-by-case basis. Following
34 discussion, it was decided that a specific criteria policy should be created
35 regarding the fishing groups. DPE Manager Larry Lynch discussed the issue of
36 the transference of Zebra and Quagga Mussels from watercraft to our lakes.
- 37 • **Proposed changes** to the Building Permit Process. Postponed until members of
38 the Board of Directors and the ECC can meet together.
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41 NEW BUSINESS

- 42
- 43 1. **Mr. and Mrs. Blair** addressed the Board regarding the fine upheld by the Board
44 on 07/09/2009. President Gray explained the violation process.

- 1 2. **Mary Seely**, North Village Lake, requested that the Board authorize purchase of
2 **“Neighborhood Watch” signs**. Discussion was held and further research will be
3 conducted.
- 4 3. **Appointment of new Board member** to replace resigning member Scott
5 Maxwell. A motion to accept with regrets the resignation of Scott Maxwell was
6 made by Director Higby. Seconded by Director Fortier. Motion passed
7 unanimously. A motion to appoint George Hatfield to the Board was made by
8 Secretary Beaudry. Seconded by Treasurer Boyd. Motion passed unanimously.
9 Director Hatfield was asked to sit with the Board for the remainder of the
10 meeting.
- 11 4. **Election of new Board Vice President** to replace resigning Vice President
12 Maxwell. A motion to elect Director Fortier to the office of Vice President was
13 made by President Gray. Seconded by Treasurer Boyd. Secretary Beaudry
14 nominated himself and then withdrew the nomination. Motion to elect Director
15 Fortier passed unanimously.
- 16 5. The Lakes Fisheries and Parks Committee has recommended that the Association
17 seek property owner input regarding **the naming of the new picnic park at Lake**
18 **Pagosa**. A motion was made by Treasurer Boyd to empower the Lakes and
19 Fisheries Committee to advertise for the purpose of obtaining entries from the
20 PLPOA property owners for the naming of Lake Pagosa Park. Such entries to be
21 turned in no later than October 31. Seconded by Director Munro. Motion passed
22 unanimously.
- 23 6. There were **28 violations for Board ratification** this month. Items a., b., c., d.,
24 and e., have been removed. At Director Beaudry’s request, items f., j., t., w., and
25 x are pending due to further research. **Board action requested.**
 - 26 a. Account #1140.0, Noxious, offensive or illegal activity - Fine \$250.00
27 Resolved
 - 28 b. Account #1140.0, Property not maintained in a manner complimentary to
29 the surrounding neighborhood - Fine \$100.00 Resolved
 - 30 c. Account #12251.0, Dumping, storing, or accumulating trash - Fine \$100.00
31 Resolved
 - 32 d. Account #12251.0, Property not maintained in a manner complimentary to
33 the surrounding neighborhood - Fine \$100.00 Resolved
 - 34 e. Account #32059.0, Dumping, storing, or accumulating trash - Fine \$100.00
35 Resolved
 - 36 f. Account #4437.0, Dumping, storing, or accumulating trash - Fine \$100.00
37 Pending
 - 38 g. Account #11047.0, Failure to remove construction debris - Fine \$250.00
 - 39 h. Account #1146.0, Dumping, storing, or accumulating trash - Fine \$100.00
 - 40 i. Account #12113.0, Dumping, storing, or accumulating trash - Fine \$100.00
 - 41 j. Account #13365.0, Dumping, storing, or accumulating trash - Fine \$100.00
42 Pending
 - 43 k. Account #13384.0, Property not maintained in a manner complimentary to
44 the surrounding neighborhood - Fine \$100.00
 - 45 l. Account #21893.0, Failure to obtain a PLPOA building permit - Fine
46 \$250.00

- 1 m. Account #21893.0, Dumping, sorting, or accumulating trash – Fine \$100.00
2 Resolved
- 3 n. Account #2264.0, Unattractive growth - Fine \$100.00
- 4 o. Account #2268.0, Unattractive growth – Fine \$100.00 Resolved
- 5 p. Account #2270.0, Unattractive growth – Fine \$100.00 Resolved
- 6 q. Account #2280.0, Unattractive growth – Fine \$100.00
- 7 r. Account #4038.0, Dumping, sorting, or accumulating trash – Fine \$200.00
- 8 s. Account #4043.0, Property not maintained in a manner complimentary to
9 the surrounding neighborhood - Fine \$100.00
- 10 t. Account #4104.0.0, Dumping, storing, or accumulating trash – Fine \$100.00
11 Pending
- 12 u. Account #4153.0, Property not maintained in a manner complimentary to
13 the surrounding neighborhood - Fine \$100.00 Resolved
- 14 v. Account #4194.0, Dumping, storing, or accumulating trash – Fine \$100.00
- 15 w. Account #4205.0, Dumping, storing, or accumulating trash – Fine \$400.00
16 Pending
- 17 x. Account #4220.0, Dumping, storing, or accumulating trash – Fine \$100.00
18 Pending
- 19 y. Account #4524.0, Commercial activity from a residential unit – Fine
20 \$500.00
- 21 z. Account #4572.0, Dumping, storing, or accumulating trash – Fine \$100.00
22 Resolved
- 23 aa. Account #4587.0, Property not maintained in a manner complimentary to
24 the surrounding neighborhood - Fine \$100.00
- 25 bb. Account #4625.0, Property not maintained in a manner complimentary to
26 the surrounding neighborhood - Fine \$100.00 Resolved

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28 Motion was made by Treasurer Boyd to affirm the remaining fines as presented.
29 Motion seconded by Director Higby. Motion passed unanimously.
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32 **CORRESPONDENCE**

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- 34 • Letter from property owner Patricia Francis.
- 35 • Thank you from Rec. Center patron.
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38 **ADJOURNMENT**

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40 There being no further business, the meeting was adjourned at 9:00 P.M.

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42 Respectfully Submitted,

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Richard Beaudry, Secretary

Barbara Tsonis, Recording Secretary