

Pagosa Lakes Property Owners Association, Inc.
2012 Annual Meeting Minutes
Saturday, July 28, 2012
Pagosa Lakes Clubhouse
230A Port Avenue

Association Board President Richard Beaudry called the 2012 Annual Meeting to order at 10:00 a.m. In addition to President Beaudry, present were Vice President Richard Fortier, Treasurer Rod Proffitt, Secretary Kimberley Bradshaw, and Directors George Hatfield, Tim Jennings and Ronda Higby. Also present were: DPE Manager Larry Lynch, DPE staff, DCS Manager Margaret Gallegos, DCS staff, Comptroller Don Arries, Accounting Technician Eva Iwicki, DRA Manager Penny Kipley and property owners.

MEETING OPENING

Board President Beaudry called the meeting to order and closed the balloting. President Beaudry recognized all veterans in attendance by having them lead the audience in the Pledge of Allegiance and a Moment of Silence for all active duty personnel. President Beaudry welcomed the property owners in attendance. President Beaudry introduced General Manager Chip Munday.

GM Munday informed the membership that this meeting would Roberts Rules of Order Newly Revised Edition. There are two purposes to this meeting: To meet and greet our neighbors and to educate as to the operation of the Association and the rights and responsibilities of the members.

General Manager Chip Munday introduced staff, committee members present and the Board of Directors. GM Munday then introduced the two (2) candidates for the PLPOA Board of Directors: Rod Proffitt and Tim Jennings and thanked them for running.

QUORUM VERIFICATION

President Beaudry asked for verification of quorum from Board Secretary Kimberley Bradshaw. Secretary Bradshaw stated that the Bylaws of the Association require at least one hundred (100) voting members with at least twenty-five (25) members physically present for a quorum. Secretary Bradshaw established that there was a quorum, with 2,144 members voting, and 61 voting members physically present. The number required for a simple majority vote would be 50% plus one or thirty-two (32) and the number required for two-thirds plus one would be forty-two (42).

APPROVAL OF THE AGENDA

GM MUNDAY ASKED IF THERE WERE ANY QUESTIONS ON THE AGENDA AS PROPOSED. HEARING NONE, GM MUNDAY ASKED IF THERE WAS

ANY OBJECTION TO ADOPTING THE AGENDA. HEARING NONE, AGENDA IS ADOPTED.

APPROVAL OF 2011 ANNUAL MEETING MINUTES

AMEND MINUTES TO ADD THE NAME OF MARY BOND AS PERSON WHO MADE THE COMMENT.

GM MUNDAY ASKED IF THERE WERE ANY OTHER CORRECTIONS TO THE 2011 MINUTES. HEARING NONE, GM MUNDAY ASKED IF THERE WAS ANY OBJECTION TO ADOPTING THE 2011 MINUTES AS AMENDED. HEARING NONE, MINUTES ARE ADOPTED.

NEW ADMINISTRATION BUILDING UPDATE

GM Munday informed the property owners present about the new administration building reconstruction. The Association is currently ahead of schedule and under budget on the rebuild.

TREASURER'S REPORT

The Association's financial report (Operating Funds, Settlement Fund, Parks and Trails Fund, Recreational Amenities fund, and Reserve Fund) was presented by Association Treasurer Rod Proffitt. Copies of these reports are available for property owners at the Administrative Office.

I move that any year 2012 ending fund balance in the Operating Fund be credited to the year 2013 budget for the purpose of determining year 2013 assessments.

MOTION CARRIED.

COMMITTEE REPORTS

Recreation Center Committee – Recreation Center Committee Board liaison Tim Jennings stated that the Recreation Center has had another good year. The Recreation Center continues to strive to provide wonderful customer service by getting to know the members by face and name. Penny Kipley, the new Department of Recreational Amenities comes to us with great energy and experience to take over stewardship of the Recreation Center. She needs input from the property owners to help make good recommendations for future expansion plans for the Rec. Center. Support the Recreation Center's long term goal to be a central feature of Pagosa Lakes POA.

Lakes, Fisheries and Committee – Committee Member Dalas Weisz stated that the Committee was formed in 1992 when the lakes were deeded to the Association from Fairfield. The committee is dedicated to making recommendation to the Board to improve the lakes and fisheries within the PLPOA. Spring and early summer fishing was outstanding. Stocking of the lakes so far this year included: over 4000 largemouth bass, 6000 crappies, over 14,000 pounds of rainbow trout, & about 5000 pounds of brown trout. Hatcher Lake is a lake where you can catch a trophy fish because of the special regulations the committee recommended four (4) years ago

that encourages more catch and release at this lake. The LFP committee has also been the driving force behind boat permit sales. This money is used to improve the ramps and built docks to make launching boats easier. Two years ago, the committee recommended that boats on trailers be inspected because of the possible infestation of invasive species. The committee also recommended that no high-risk boats as defined by the State of Colorado be allowed on our lakes. It would be disastrous to our lakes if they became infested with these invasive mussels. The committee also encouraged the creation of a community garden. The committee is recommending that the Board move forward in the development of a North Village Lake park situated on North Shore Circle. The committee was involved with staff to install underwater structure to enhance habitat of bass, yellow perch and crappie in Lake Pagosa this last spring. The committee will be meeting many more times this year to make recommendations to the Board for 2013.

Parks, Trails & Outdoor Recreation Committee – DPE Manager Larry Lynch, as staff liaison, stated that this committee was formed by the Board in the fall of 2011 to provide recommendation regarding the planning, development and construction of future parks, trails and outdoor recreational amenities in Pagosa Lakes. The committee has been reviewing previously developed plans, identifying the needs within the PLPOA, and the committee went on a field trip to visit sites for these future developments. Projects the committee is focusing on included development of a park at the old PAWSD Lagoon area on N. Pagosa Blvd which includes a natural surface trail to get people off the road to get to the park; extension of hard surface trails into Vista and on N. Pagosa Blvd; North Village Lake Park, and the Recreation Center property.

Environmental Control Committee – Committee member Hal George stated that the ECC consists of 6 volunteer members, but could use more. At least 3 members meet the first and third Thursday of every month and are voting members. The ECC works with the Department of Community Standards Manager Gallegos who handles the everyday business of the ECC. The primary purpose of the ECC is to ensure that all structures, improvements and properties comply with the Declaration of Restrictions for all 27 subdivisions with respect to appearance.

Road Advisory Committee – GM Munday went through a power point presentation developed by the RAC about the formation of a special taxing district to take control of the road situation within the PLPOA.

Finance Advisory Committee – Committee Chair Johnny Pickett thanked her committee members and staff. The Committee looks into concerns brought to the Committee by the Board. Recently, the Committee met with the Association auditors and will monitor how those recommendations are implemented. The Committee will also be involved in the 2013 budget process as the Association has just had a new reserve study completed and will be part of the Board budget work sessions.

Ad-hoc Rules Committee – GM Munday stated that the Rules Committee has been working for a while at direction of the Board on new Rules and Regulations.

PUBLIC COMMENTS

Public comments were limited to three minutes with property owners stating their names, subdivision and concern.

2012

Jim Van Liere – 104 Butte Drive. Mr. Van Liere talked about the Road Advisory Committee and stated the GM Munday has been an invaluable asset to the Association.

Lassie Olin – 461 Dutton Drive. Mrs. Olin asked about a rumor she heard that the Association is not letting property owners' plant trees that will grow over 5 feet tall.

GM Munday stated that this was not true, although the property owner may need a permit if a tree is planted in a setback or easement.

Larry Olin – 461 Dutton Drive. Mr. Olin asked about the proposed North Village Lake park and who owns these parcels.

There are three (3) parcels being considered for the park. The Fairfield settlement deeded one parcel to the Ranch Community, North Village Lake and PLPOA but for the use of Wyndham owners.

Helena Gunther - 37 Valley View. Ms. Gunther asked about the Allowance for Doubtful Accounts on the budget.

Comptroller Arries stated that the auditors who review the Association financial information suggested this be on the budget. These are delinquent accounts of over 1 year.

Dennis Crull – 157 Cimmarona Circle. Mr. Crull asked about the Fairfield settlement funds.

GM Munday responded that the bankruptcy court awarded monies to the PLPOA and other Subdivisions and were specified on how they could be used.

Katie Deshler – 109 Northbay Circle. Mrs. Bailey asked about a walking path along North Lake Blvd.

DPE Manager Lynch responded that the Parks, Trails & Outdoor Recreation Committee is looking to make future recommendation to the Board about trails this year and this is one of the top priorities of hard surface pathways. Funding will be a key issue for these types of projects.

Peggy Brown – 147 Canyon Circle. Ms. Brown talked about the bear problem in Vista and that the bears are bringing trash to her property. Property owners need to secure their trash better.

DPE Manager Lynch responded that DPE has been picking up trash as they can and will continue to work with property owners to try to get these issue resolved. There is bear resistant hardware available from 2 local contractors that property owners can use by paying a \$50 deposit.

David Campbell – 151 Escobar Ave. Mr. Campbell questioned who was responsible for noxious weeds on empty lots and road right of ways.

DPE Manager Lynch responded that the PLPOA needs property owner permission to go onto a lot within the Association to spray noxious weeds. Archuleta County is responsible for the road right of ways and the county did spray earlier this summer.

John Gwin – 95 Pebble Circle. Mr. Gwin commented on the support he has received from the Association regarding a rental situation close to him.

Johnny Pickett – 453 Stevens Circle. Mrs. Pickett commented on the possible special taxing district (metro district), that this could take on other governmental task such as: trash or weed control.

Jim Van Liere – 104 Butte Drive. The Road Advisory Committee has been in touch with the Board of County Commissioners and that they are encouraging the formation of this district.

Carol Chiffons – 2650 Meadows Drive. Mrs. Chiffons is concerned with the recent wildfires. She asked about fire mitigation on their neighbors property, who is responsible?

GM Munday stated that this was the property owner's responsibility. The PLPOA does try to educate and encourage all property owners to look into this for their property. The PLPOA has done fire mitigation in the greenbelts over the last 10 years in the best interest of the community.

Penny Crull – 157 Cimmarona Circle. Mrs. Crull thanked the Association about the updated Little Sand Fire information sent out to property owners via the PLPOA website (www.plpoa.com) and she encourages all property owners to sign up on the website if they didn't.

Hub Coleman - 1999 N. Pagosa Blvd. Mr. Coleman thanked members of the staff for their smile and help over the years. There have been rumors going around about Hatcher Lake regulations. The rumor is that the Board might decide to remove the Hatcher Lake special regulations and make it a lake like Pagosa, Village, and Forest. Meaning that would open Hatcher Lake to live bait and Mr. Coleman believes this would be a major mistake. Mr. Coleman would support stricter catch and release only regulations for Hatcher Lake.

Carol Chiffons - 2650 Meadows Drive. Ms. Chiffons noticed in the meeting minutes from last year, a single mother home on Meadows. Has that ever been rectified? She has never seen a vote on this subject.

GM Munday stated that higher laws in the hierarchy of documents (federal laws) more directly the FHA affects what we can do as an Association. The federal law trumps the Declarations of Restrictions.

JB Smith – 43 Scratch Court. Mr. Smith is in ill health and he is happy that the Association is working with him as regards his hearing panel. He believes that the Association should be more flexible when people are ill.

Carl Christensen – 65 Woodland Drive. Is it a concern of the PLPOA that Mr. Christensen and his neighbor would like to purchase the lot between them and split the lot; making each owner of a lot and a half?

GM Munday stated that Mr. Christensen needs to go through both the County and PLPOA. GM Munday will review and get Mr. Christensen a clear answer.

Margaret Pickett – 453 Stevens Circle. Ms. Pickett asked about the website and was wondering if it will have a role in marketing because there are many homes for sale in the PLPOA?

GM Munday stated that there is a place on the PLPOA website to list properties and houses for sale. We will also be able to work with local real estate agents with this site.

Jim Carson – Lakewood Street. Mr. Carson is a member of the hearing panel and is asking for the hearing panel to be bigger. The members do not understand the importance of the hearing panel.

GM Munday stated that the Association is looking into changes on the guidelines, policy, and charter to the Hearing Panel. 'Yes' we need more volunteers and the Board is looking at changes at the August Board meeting.

JB Smith – 43 Scratch Court. Mr. Smith likes the statement in the 2010 Annual Meeting minutes about the rich people who want rules and those who don't.

LEGAL ACTIONS –GM Munday updated the property owners in attendance of one legal action taken against the Association this last year. The Association was found to have upheld the Declaration of Restrictions and did not single this person out.

ELECTION RESULTS

Director positions – Secretary Bradshaw read the ballot issues and announced that the Election results had been received.

Regular Vacancy – Three-year Term

Rod Proffitt – 901 Votes

Tim Jennings – 891 Votes

Wyndham timeshare write in votes:

Michael Jacobs - 2/50th Votes

Frank Nelson - 2/50th Votes

Dayton Owens - 2/50th Votes

Timeshare votes count as 1/50th of a vote. According to PLPOA Bylaws, you need to have petitions of 25 property owners in order to be elected.

ACKNOWLEDGEMENT OF ELECTION RESULTS

PLPOA Board of Directors President Beaudry acknowledged the election results and then certified the election results.

President Beaudry thanked all property owners for attending.

MOVED AND SECONDED TO ADJOURN THE 2012 PLPOA ANNUAL MEETING.


MOTION CARRIED

The 2012 Annual Meeting adjourned at 12:45 PM.

Respectfully submitted,



Kimberley Bradshaw, Secretary



Steve Milton, Recording Secretary