

Pagosa Lakes Property Owners Association, Inc.
2013 Annual Meeting Minutes
Saturday, July 27, 2013
Pagosa Lakes Clubhouse
230A Port Avenue

Association Board President George Hatfield called the 2013 Annual Meeting to order at 10:00 a.m. In addition to President Hatfield, present were Vice President Tim Jennings, Treasurer Rod Proffitt and Secretary Kimberley Bradshaw. Also present were: DPE Manager Larry Lynch, DPE staff, DCS staff, Comptroller Don Arries, Accounting Technician Eva Iwicki, DRA Manager Penny Kipley, DRA staff Robert Bedtke and property owners.

MEETING OPENING

Board President Hatfield called the meeting to order and closed the balloting. President Hatfield 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 Hatfield welcomed the property owners in attendance.

QUORUM VERIFICATION

President Hatfield 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 2,682 members voting, and 84 voting members physically present. The number required for a simple majority vote would be 50% plus one or forty-three (43) and the number required for two-thirds plus one would be fifty-seven (57).

APPROVAL OF THE AGENDA

A MOTION TO APPROVE THE 2013 ANNUAL MEETING AGENDA WAS MADE AND SECONDED. MOTION CARRIED.

APPROVAL OF 2012 ANNUAL MEETING MINUTES

A MOTION TO APPROVE THE MINUTES FOR THE 2013 ANNUAL MEETING WAS MADE AND SECONDED. MOTION CARRIED.

President Hatfield introduced General Manager Chip Munday.

GM Munday informed the membership that this meeting would preside by Roberts Rules of Order Newly Revised Edition. The purposes to this meeting:

1. To meet and greet our neighbors.
2. To educate as to the operation of the Association and the rights and responsibilities of the members.
3. To elect one regular member to the Board of Directors for a three (3) year term.
4. To vote on the approval of carrying forward any budget surplus as a credit to the next fiscal budget.
5. To vote on the Phase 1 funding plans for the Parks and Trails Seven Year Plan and the Recreation Center Master Plan, and to vote of the Survey for the proposed Veterans Memorial Park.

General Manager Chip Munday introduced staff, committee members present and the Board of Directors. GM Munday then introduced the one (1) candidate for the PLPOA Board of Directors: Kimberley Bradshaw and thanked her for running.

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 2013 ending fund balance in the Operating Fund be credited to the year 2014 budget for the purpose of determining year 2014 assessments.

MOTION CARRIED.

COMMITTEE REPORTS

Lakes, Fisheries and Committee – DPE Manager Larry Lynch 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 3000 largemouth bass, 6000 crappies, and over 16,000 pounds of rainbow trout. The Association has sold approximately \$68,000 in fishing permits so far in 2013. Money from lake use permit sales goes to stocking fish and improvements and maintenance on the lakes. The committee was involved with staff to install underwater structure to enhance habitat of bass, yellow perch and crappie in Lake Pagosa in the springs of 2013. The committee will be meeting many more times this year to make recommendations to the Board for 2014.

Finance Advisory Committee – Committee Chair Johnny Pickett thanked her committee members and staff. Mrs. Pickett talked briefly about the Association Reserve Study. The Committee will also be involved in the 2014 budget process and will be part of the Board budget work sessions.

Environmental Control Committee – Committee member Ernie Karger stated that the ECC may consists of 8 volunteer members, and that the Association is looking for additional volunteers. At least 3 members meet the first and third Thursday of every month and are voting members. In 2013, the ECC initiated a Preliminary Review for property owners to discuss improvements with the ECC before the property owner may have lots of time and money involved. The ECC works with the Department of Community Standards who handle 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.

ELECTION RESULTS

Director positions – GM Munday announced that the Election results had been received and displayed them to the property owners from the vote-now.com website.

Regular Vacancy – Three-year Term
Kimberley Bradshaw – 1113.96 Votes

Parks and Trails Phase I Funding
Yes – 1096.46 votes - 83.66%
No - 214.18 16.34%

Recreation Center Phase I Funding
Yes – 1089.54 votes - 83.07%
No – 222.10 16.93%

Veterans Memorial Park Survey
Yes - 850.08 votes - 65.87%
No - 440.40 34.13%

ACKNOWLEDGEMENT OF ELECTION RESULTS

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

PUBLIC COMMENTS

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

2013

Richard Beaudry – Vista. Mr. Beaudry commented on Wyndham owners and their guests, asking if the guests of Wyndham are charged the guest rate for fishing and Recreation Center use. Mr. Beaudry asked the Association to look into the number of Wyndham timeshare units for Assessment purposes. Mr. Beaudry then commented on the discussion with Wyndham about the green belts within the PLPOA and expressed liability, maintenance and cost concerns if the

Association takes over ownership of the greenbelts. Mr. Beaudry asked about Wyndham building their own Recreation Center and what impact would that have on the PLPOA Recreation Center fees and expansion plan. Mr. Beaudry requested these items be considered for the 2014 Annual Meeting agenda.

GM Munday responded that the Association has investigated the number of Wyndham units and 329 units is correct. If Wyndham does transfer ownership of the greenbelts, negotiations will take place at that time.

John Meyer – Lake Forest Estates. Mr. Meyer stated he thinks that improving the area by where the cluster box for mail delivery on Edgewater and N. Pagosa Blvd' would increase property values more than expansion of the Recreation Center.

GM responded that drive ups to cluster boxes is in the county right of way. The Association tries to do what it can around the cluster boxes and will look into it.

Tom Zachman – Martinez Mountain Estates. Mr. Zachman asked the Board to reconsider the fire restrictions on bbq/charcoal grills.

GM Munday responded there is not a restriction on bbq/charcoal grills. The Association will look into the wording on the outdoor fire restrictions.

David Campbell – Twincreek Village. Mr. Campbell asked about the open foundations that were filled in was owned by the owner, bank, or PLPOA. Mr. Campbell then asked about who owned greenbelts where there is trash, appliances, etc. dumped there.

GM Munday responded that these properties were still owned by the property owner. GM Munday then responded to the second question that these greenbelts are owned by Wyndham.

Alan Powdermaker – Meadows IV. Mr. Powdermaker asked about lifeguards at the pool in the Recreation Center. Mr. Powdermaker asked about this to help enforce the rules during busy times at the Recreation Center.

GM Munday stated the Association looks into this type of issue yearly.

Marilyn Shroud – Pagosa in the Pines. Ms. Shroud asked about where greenbelts owned by Wyndham are. Ms. Shroud asked if a lower speed limit could be enforced in the Association.

GM Munday responded that there are approximately 1500 acres of greenbelts scattered throughout the PLPOA. GM Munday stated that individual neighborhoods could take this issue to Archuleta County to get speed limits lowered in their neighborhood and the Association would support these neighborhoods.

Joyce Beaudry – Vista. Mrs. Beaudry thanked the ECC for their effort to work with new neighbors in her neighborhood.

Mrs. Zachman – Martinez Mountain Estates. Mrs. Zachman suggested links on the website on how to prepare your property against fire mitigation, i.e. helping a homeowner be a good homeowner.

GM Munday showed where a property owner could find something on creating defensible space. The Association can look into adding other educational information onto the website.

Johnny Pickett – Lake Forest Estates. Mrs. Pickett asked if the decision has been made about the possible savings from Phase I of the Recreation Center funding project be used for accelerating the Recreation Center expansion or going back into the operating budget.

GM Munday stated that \$11 of the assessment per property goes to the Recreation Center capital improvement fund. If the Recreation Center membership goes up, the Association will have a decision to make and we revisit these numbers annually. The Association focus is: increased value, increased income streams and keeping the assessment low.

Rich Beaudry – Vista. Mr. Beaudry stated that he has an issue with the online voting. Mr. Beaudry was concerned with spam filters that can block the emails from the voting company. Mr. Beaudry was also concerned that the Association is using postcards to send to property owner and wants the Association to send letters in an envelope for security and fraud concerns. Mr. Beaudry's third concern is legality with the Colorado non-profit act which states only written ballots.

Muriel Eason – Meadows IV. Ms. Eason has been an owner for 18 years and is very impressed with the direction of the Association. Ms. Eason is also impressed with the level of transparency with the Association.

??? – Lake Hatcher Park. The property owner thanked the PLPOA for a good annual members meeting.

President Hatfield thanked all property owners for attending.

MOVED AND SECONDED TO ADJOURN THE 2013 PLPOA ANNUAL MEETING.

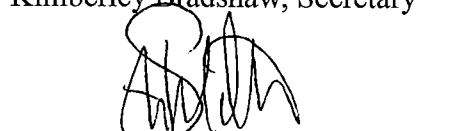
MOTION CARRIED

The 2013 Annual Meeting adjourned at 12:37 PM.

Respectfully submitted,



Kimberley Bradshaw, Secretary



Steve Milton, Recording Secretary