

Pagosa Lakes Property Owners Association, Inc.
2015 Annual Meeting Minutes
Saturday, July 25, 2015
Pagosa Lakes Clubhouse
230A Port Avenue

Association Board President George Hatfield called the 2015 Annual Meeting to order at 10:00 a.m. In addition to President Hatfield, present were Vice President Jim Van Liere and Secretary Kimberley Bradshaw and Win Hooper. Also present were: GM Chip Munday, DAS staff, DPE Manager Larry Lynch, DPE staff, DCS staff, Comptroller Don Arries, DRA Manager Penny Kipley, DRA staff 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. 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 4,148 members voting, and 76 voting members physically present. The number required for a simple majority vote would be 50% plus one or thirty-eight (38) and the number required for two-thirds plus one would be fifty (50).

APPROVAL OF THE AGENDA

A MOTION TO APPROVE THE 2015 ANNUAL MEETING AGENDA WAS MADE AND SECONDED. MOTION CARRIED.

APPROVAL OF 2014 ANNUAL MEETING MINUTES

A MOTION TO APPROVE THE MINUTES FOR THE 2014 ANNUAL MEETING WAS MADE AND SECONDED. MOTION CARRIED.

President Hatfield introduced General Manager Chip Munday.

OWNER EDUCATION

GM Munday informed the membership that 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 vote on proposed changes to the PLPOA Bylaws.
4. To vote on the approval of carrying forward any budget surplus as a credit to the next fiscal budget.

GOVERNMENT

General Manager Chip Munday introduced staff, committee members present and the Board of Directors. GM Munday stated there were no new board candidates so the current board will appoint from a list of volunteers. The new board members will be: Mike Glick, Jon Janowski, Richard Bolland and Rod Proffitt. The new Board will elect officers at the August 6th 2015 work session. He then went through the current and proposed language in the Bylaws regarding changing the restrictions on capital expenditure and disposition of Association property. He also reviewed the three survey questions on road maintenance taxation districts.

BUSINESS

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 GM, in the absence of the Treasurer. Copies of these reports are available for property owners at the Administrative Office.

Terry Pickett made a motion that any year ending fund balance in the Operating Fund in 2015 be credited to the year 2016 budget for the purpose of determining year 2016 assessments.

MOTION WAS SECONDED AND CARRIED.

General Manager Munday than gave an overview of the capital improvements underway and the use of the related capital improvement funds and the reserve funds for repair and replacement of existing capital assets. He also informed the members of a collaboration with Archuleta County to repair road damage to North Lake Avenue; North Pagosa Boulevard bridge and Lake Forest Circle utilizing the remaining settlement funds.

COMMUNITY

GM Munday reported on the change of focus of the Department of Community Standards to ways to enhance community through additional services aimed at resolving issues without fines and improve property values and community character.

COMMITTEE REPORTS

For the sake of time, the only committee report was from the Environmental Control Committee.

Recreation Amenities Committee

Lakes & Fisheries Committee and Parks, Trails and Outdoor Recreation Committee

Road Advisory Committee – GM Munday reported that while the committee is currently not functioning, PLPOA is looking for volunteers to set on the committee to help address the survey questions on the ballots regarding the current road conditions and possible special taxation districts to generate funds to maintain the roads.

Finance Advisory Committee

Environmental Control Committee – Committee member Ken Tremko stated that the ECC currently has 4 members, but may consist of 8 volunteer members, and that the Association is looking for additional volunteers. Mr. Tremko reported on the activity of the Committee, including nearly 520 applications for improvements, from May 2014 – June 2015. Of those, only 20 were disapproved. He attributed that low number of disapprovals to the efforts of the Committee to work with applicants.

ELECTION RESULTS

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

Proposed Changed to Bylaws

Yes – 996.80 votes – 74.21%

No – 346.46 votes – 25.79%

Special Taxation for the entire PLPOA to fund road maintenance

No – 876.88 votes – 65.24%

Yes – 467.20 votes – 34.76%

Special Taxation within the PLPOA by subdivisions or other delineated boundaries to increase property taxes to fund road maintenance within those subdivisions.

No – 937.76 votes – 69.77%

Yes - 406.30 votes – 30.23%

Would you support a mil levy increase on property taxes within Archuleta County to increase funding for road maintenance throughout Archuleta County.

No – 783.20 votes – 58.31%

Yes – 559.94 votes – 41.69%

ACKNOWLEDGEMENT OF ELECTION RESULTS

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

PUBLIC COMMENTS

GM Munday reported on the comments made during the online election process.

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

2015

Chris Figliolino – Lake Pagosa Park. Chris asked about the weeds around the lake. Chris has a kayak and a paddle boat that he cannot use due to the weeds. DPE Manager Larry Lynch responded that area has been treated with chemicals but next year they are going to increase the amount of chemicals used in hopes of better weed control.

Kevin – Lake Hatcher. Kevin asked about dogs swimming in the lakes. GM Munday responded by saying it is not promoted or encouraged. However PLPOA is looking at developing a dog bark close to the Vista Lake because it is not part of the water system of the PLPOA. Kevin asked a second question regarding people swimming in the lakes. GM Munday responded by it is not allowed due to liability issues. Kevin asked about the “greenbelt” around the lakes. GM Munday explained that is a mis-conception; there is no greenbelt around the lakes. There is a 10’ maintenance easement that is used by PAWSD and PLPOA.

Candice Kelly – Lake Hatcher. Mrs. Kelly asked about the trails along North Pagosa Boulevard. GM Munday explained that trail will run from Saturn to Hatcher Circle and this will take place in 2016.

Don Porterfield – Lake Forest Estates. Mr. Porterfield was asking about the voting for the time share owners versus the individual property owners. GM Mundy explained time share owners have 1/50th of a vote and property owners have 2 votes per household.

Cheryl – Oakwood Circle. Cheryl expressed a concern about putting a dog park in at Vista Lake. She is concerned about the bird wildlife already there. She also brought up the suggestion of “sense of community” – neighbors helping neighbors---someone needs a lawn mowed and they do not have a mower. Their neighbor needs some yard maintenance but is physically unable. The two neighbors help each other. This is already going on in the PLPOA.

President Hatfield thanked all property owners for attending.

MOVED AND SECONDED TO ADJOURN THE 2015 PLPOA ANNUAL MEETING.

MOTION CARRIED

The 2015 Annual Meeting adjourned at 1:02PM.

Respectfully submitted,

Kimberley Bradshaw, Secretary

DRAFT