



2017 ANNUAL MEETING MINUTES

July 29, 2017

Pagosa Lakes Clubhouse 230 Port Ave. Pagosa Springs, CO 81147

Association Board President Jim VanLiere called the 2017 Annual Meeting to order at 10:04 am. In addition to President VanLiere, board members present included; Secretary Steve Schwartz, Treasurer Mike Glick, Directors Bruce Jones Jr and John Janowski. Also in attendance; Lauren Holmes legal counsel with Orten, Cavanaugh & Holmes LLC, Allen Roth GM, Don Arries Comptroller, Larry Lynch DPE Manager, Admin, DPE and DCS staff members and property owners.

MEETING OPENING – Jim VanLiere, President called the meeting to Order, closed balloting and led the audience in recitation of the Pledge of Allegiance, followed by welcoming remarks.

QUORUM VERIFICATION - President VanLiere asked for verification of quorum by Steve Schwartz, Secretary. Secretary Schwartz stated that the Bylaws of the Association require at least 100 (100) voting members with at least twenty-five (25) members physically present for a quorum. Secretary Schwartz established that there was a quorum with 1,924 members voting, and 58 voting members physically present. The number for a simple majority vote would be 50% plus one.

APPROVAL OF AGENDA

Motion to approve the 2017 Annual Meeting Agenda was made, seconded. Motion Carried.

APPROVAL OF THE 2016 ANNUAL MEETING MINUTES

Motion to approve the 2016 Annual Meeting Minutes was made and seconded. Motion Carried.

OWNER EDUCATION “The association shall provide, or cause to be provided, education to owners at no cost on at least an annual basis as to the general operations of the association and the rights and responsibilities of owners, the association, and it’s executive board under Colorado law.” – Colorado Revised Statutes 38-33.3-209.7

Note: a Power Point presentation was used throughout the Annual Meeting.

HOA Structure, Ballot & Operations- Lauren Holmes of Orten, Cavanaugh & Holmes LLC and Allen Roth GM

Ms. Holmes explained the HOA structure and the daily operations of PLPOA:

- a) HOA Structure: Articles of Incorporation, Declarations of Restrictions, Bylaws and Neighborhood Rules & Regulations.
- b) To educate as to the operation of the Association and the rights and responsibilities of the members.

GOVERNMENT

- a) Allen Roth GM introduced PLPOA Board members, staff and Committee members, followed by an

explanation of the Pagosa Lakes Property Association's hierarchy.

Committees – Environmental Control Committee includes Dave Butcher, John Byrnes, Mike Carson, Marilyn Stroud, Candice Kelly, Bruce Anderson.

Finance Advisory Committee Johnny Pickett, John Bozek, Jim Carson, Denise Sanderbahl, Scott Johnson and Mike Glick-board liaison.

Recreation Amenities Committee: Jessica Peart, Alan Saltzstein, Cheryl Mingo, John Becker, Doug Purcell, Al Jenab, Penny Kipley- staff liaison and Bruce Jones Jr.-board Liaison.

Lakes and Fisheries Committee; Roger Flynn, Dalas Weisz, Larry Gwaltney, Tim McAvoy, John Under, Don Collins, Joe Margraf-board liaison and Larry Lynch staff liaison.

Parks, Trails & Outdoor Recreation; Kurt Raymond, Steve Chaney, Muriel Eason, Bob Alley, Herb Stipe, John Janowski-board liaison and Larry Lynch-staff liaison.

- b) Board Election introduction by Allen Roth GM. There were five (5) openings for the Board of Directors, with seven (7) applicants vying for the three (3) year terms.

BUSINESS

- a) Association Financial Report – Mike Glick, Treasurer presented the Associations financial report (Operating Funds & Settlement Fund) Parks and Trails Fund, Recreational Amenities fund and Reserve fund) Copies of these reports were available for property owners at the meeting and at Administration Office upon request.

Motion: that any year ending fund balance in the Operating Fund 2017 be credited to the year 2018 budget for the purpose of determining year 2018 assessments. Motion was made and seconded.
Motion Carried.

- b) Capital Improvement Funds and Projects Overview included Parks & Trails improvements as per the 7 year plan, Nat'l Forest boundary fence repair, clubhouse roof, furnace replacement and recreation center expansion.
- c) Strategic Plan progress was explained by Allen Roth GM. *Purpose:* establish common goals and objectives to guide leadership, unite staff and make the Board's actions more consistent. Serve as a guide for future leaders and members, schedule projects in a proactive manner to take advantage of pricing opportunities and timing, allocation of resources strategically to meet member needs, place decisions required for implementation on an annual calendar to have adequate time to prepare, and make Board actions more consistent. *Process:* Two member meetings providing input on PLLPOA's future, member survey, both staff and Board of Directors attended focus/work sessions with a facilitator who created both draft and final work documents. *Operating Values include;*
- d) Review of Legal Actions as of June 30, 2017: 13 pending covenant enforcement, 18 cases for dues collection, and 2 trial court cases regarding violations upheld.

COMMUNITY – Power Point

- a) Community Events & Services pertaining to Enhancement, Outreach and Lifestyle
- b) Committee Reports

1. Recreational Amenities presented by PLPOA Rec Center Asst. Mgr. Robert Bedtke who updated owners per the 5 year plan regarding additional parking and outside amenities.
2. Lakes and Fisheries presented by DPE Mgr. Larry Lynch shared spring fish stocking of the lakes included black crappie, rainbow trout and an additional 7 thousand pounds of trout to be stocked in September 2017.
3. Parks, Trails & Outdoor Recreation presented by DPE Mgr. Larry Lynch reported on the continued development and implementation of the 7 year plan; Vista playground along with trails completed to date. Continuing focus on maintenance of trails.
4. Environmental Control Committee (ECC) Member Candice Kelly presented an overview of information regarding the purpose and function of the ECC per mandate of the PLPOA Governing Documents. Members of the ECC are owner volunteers that meet twice each month to review permit applications. The Governing Documents are available of the PLPOA website.

ELECTION RESULTS Steve Schwartz, Secretary announced the Election results had been received and displayed them to property owners from the vote-now.com website.

Five positions open for 3 year terms, seven candidates as follows (alpha by last name):

James Y. "Jim" Garrett	Votes rec'd 591.32
• David Houck	Votes rec'd 772.12
• John Janowski	Votes rec'd 735.40
• Bruce (BJ) Jones Jr.	Votes rec'd 860.08
• Joe Margraf	Votes rec'd 773.48
• Marilyn Stroud	Votes rec'd 685.10
Jim Van Liere	Votes rec'd 669.04

ACKNOWLEDGEMENT OF ELECTION RESULTS PLPOA Board of Directors President Van Liere acknowledged the election results and congratulated the 5 winning candidates as indicated with bullet point above.

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

Note: Discussions can be continued after the meeting on a one-on-one basis for those who wish to spend additional time with the Board, Committee and/or staff members

Chaylyn Fitzgerald, Lakewood Village expressed concerns regarding homeowners and renters to be diligent and responsible with trash bear proof cans, suggested possible sanctions for those that are negligent. Later, Ms. Fitzgerald asked about animal control specific to dogs and was referred to Archuleta Animal Control.

Beverly Cuyler, Pagosa Meadows 4 asked about the status of trails south of Hwy 160 in the meadows area and enforcement of parking at gate 5 for owners.

Barbara Farr, Lakewood Village- requested update regarding the development of the Chris Mountain II development and utilities. Commended GM Roth for great communication with the local board of realtors.

John Noah, Twincreek Village- suggested vehicle stickers for owners and an additional fee for short term rentals and vacationers.

Candice Kelly, Lake Hatcher Park- asked for status of Hatcher trail from Saturn to Falcon

Gary Hardin, Pagosa in the Pines- expressed concern with the “west side” focus of trails and possible connection to the older subdivisions

Beverly Cuyler, Pagosa Meadows 4- asked specifics regarding testing lakes contaminants. DPE Mgr Lynch responded that PAWSD tests weekly and results for mercury were way below the threshold.

Diana Kelly, Trails- expressed appreciation of PLPOA addressing foraging bears and trash containers.

Dave Rosandich, Highlands Estates- questioned the status of a cell tower. Current proposed site at a stalemate, no additional information available.

ANNOUNCEMENT OF ORGANIZATIONAL BOARD MEETING

Election of Officers and Board Member Education took place in the Vista Conference Room following the 2017 Annual Meeting.

President Jim Van Liere thanked all property owners for attending.

Motion to Adjourn and seconded. Motion Carried.

The 2017 Annual Meeting adjourned at 11:55 am.

Respectfully submitted,

Steve Schwartz, Secretary

Candace Selk Barnes, Recording Secretary

Addendum: Results of Election of Board Officers at Organizational Board Meeting as follows:

President: John Janowski

Vice President: Bruce (BJ) Jones Jr.

Treasurer: Mike Glick

Secretary: Steve Schwartz

Directors: Joe Margraf, Marilyn Stroud, David Houck

Steve Schwartz, Secretary

Allen Roth, General Manager