

Pagosa Lakes Property Owners Association, Inc.

ANNUAL MEETING MINUTES

Saturday, July 28, 2018

Online Voting at 9:00 AM – Meeting at 10:00 AM

Pagosa Lakes Clubhouse, 230 Port Avenue

9:00 AM Registration, Casting of Ballots, Social Hour

9:55 AM Final Call for Ballots

Meeting Opening

- a. Call to Order –President Bruce Jones Jr. **10:07 am**
 1. Close Balloting
- b. Pledge of Allegiance
- c. Welcoming Remarks – President Bruce Jones Jr.

Verification of a Quorum – Secretary Steve Schwartz stated:

“The Bylaws of the Association require at least one hundred (100) voting members to establish a quorum. That number may be arrived at through proxy or absentee ballot, as long as at least twenty-five (25) voting members are physically present.”

The tally at the close of balloting shows 1893 members voting either on line, by phone or write in ballot with 70 voting members physically present, thereby establishing a quorum.

The purpose of the meeting is to:

- Vote on two available Board of Directors positions.
- Vote on two Bylaw changes regarding staggering Director terms and irregular vacancies.
- Educate property owners on the general operations of the association and the rights and responsibilities of owners, the association, and the Board of Directors under Colorado law, and;
- Vote to allow any surplus funds remaining at the end of the fiscal year will be credited to the following year’s budget.

- **Adoption of the Agenda;** motion made to adopt agenda, motion was seconded. Motion was approved
- **Approval of Minutes of Annual Meeting July 29, 2017** Motion made to adopt agenda, motion was seconded. Motion was approved
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OWNER EDUCATION

- **PAWSD** – Justin Ramsey, District Manager shared a power point presentation pertaining to water issues that was well received by owners. He shared facts regarding drought

(OVER)

management, stages, head waters, stream flow, adjudication along with other fascinating and pertinent information.

- **Archuleta County Emergency Operations – Mike LeRoux – unable to attend**
 - **HOA Structure, Ballot & Operations** – Lauren Holmes, Orten, Cavanagh & Holmes LLC & GM Allen Roth – Power Point

Review of Colorado Revised Statutes and Bylaws regarding day to day operations, Owner's Rights.

GOVERNMENT

- a. GM Allen Roth Introduction of Board Members, Committee Members and staff. Power Point of Organizational Chart and list of Volunteer Members of each Committee; Board of Directors, ECC, Financial, Recreation Amenities, Lakes Boat & Fish, Parks & Trails.
- b. Introduction of Board Election by GM Allen Roth – Three candidates; Alynette Farley, Candice Kelly and Sasha King vying for two positions.
- c. Amendment to Bylaws, Article V Section 3 – “Terms of Office”
- d. Amendment to Bylaws, Article V, Section 8b - “Vacancies”

BUSINESS

- **Association Financial Report as of June 30, 2018** – GM Allen Roth reviewed the June Financial Statements
 - a. Motion for Carry-Over of excess funds, if any, from 2018 to 2019 budget was made, seconded. Motion carried.
- **Reserve Study & Projects Overview** – GM Allen Roth

The study was performed by an outside agency with suggested monies needed for the Reserve Fund which sets aside funds for repair and replacement of equipment and facilities. GM Roth reminded all Owners present that the Reserve Study is available on the plpoa.com website.

- **Strategic Plan** – GM Allen Roth

A summary of the plan's contents was covered. Highlighted that this Strategic Plan was the FIRST ever developed in the history of the PLPOA. Both Mission and Vision Statements were created along with Operating Values. The plan is available on the plpoa.com website and a framed poster is located in the Administration office.

- **Review of Legal Actions** – GM Allen Roth/Lauren Holmes, Orten, Cavanagh & Holmes LLC provided owners the number of cases of covenant violations, delinquent dues and others that are currently with Legal Counsel.

COMMUNITY

- **Community Events & Services** – GM Allen Roth

- **Committee Reports**

Recreational Amenities-Report provided by Penny Kipley, Rec Manager

Lakes and Fisheries- Report provided by Larry Lynch, DPE Manager
Parks, Trails & Outdoor Recreation – Report provided by Larry Lynch, DPE Manager

Finance Advisory – Report provided by Al Jenab, Chairman
Environmental Control Committee –Report provided by Mike Carson, Member

- **Election Results** – Steve Schwartz, Secretary

Board of Directors: (1822 total voters this ballot; vote for 2); Total weighted votes cast of ballot: 2071.22 (11.6% of 17866 total weighted possible votes)

Candice Kelly and Alynnette Farley are new members to the Board of Directors receiving votes of 806.52 and 796.18 respectively. Sasha King received 468.52 votes.

Proposed Bylaw Amendment to Article V Section3 – “Terms of Office” (1873 total voters this ballot; vote for 1); Total weighted votes cast of ballot 1203.66 (13.5% of 8933 total weighted possible votes).Passed with 1129.24 Approve and 74.42 Disapprove.

Proposed Bylaw Amendment to Article V, Section8b - “Vacancies” (1867 total votes this ballot; vote for 1); Total weighted votes cast on ballot: 1196.68 (13.4% of 8933 total weighted possible votes).Passed with 1047.92 Approve and 148.76 Disapprove.

- **Acknowledgement of Election** - President Bruce Jones Jr.

Owner Comments:

Rich Beaudry – Vista; expressed thoughts concerning Resolution 2018-05 regarding owner comments at Board Meetings. Later he stated his appreciation to legal counsel about notification/clarification on CCIOA budget vote in relation to owners

Chalyn Fitzgerald – Lakewood Village; concerned with water conservation, bear activity due to trash out, and assessment dues/fines implementation. At end of meeting she suggested Archuleta County Sheriff be invited to speak at annual meeting.

Gary Hardin – Pagosa in the Pines; enforcement of community rules with renters, 2nd homeowners not taking pride in their properties

Julie Cummings – Pagosa in the Pines; new owner with concerns of neighbors not caring for homes/property

Peter Beaudry – Vista; suggests PLPOA Board of Directors consider additional fees/permits STR's (short term rental) for property within the association ON TOP of Archuleta County fees/regulations

Paul Baird – Twincreek Village; agrees with previous owner comments regarding STR's
Joyce Beaudry – Vista; as previous property manager her experience was that long term rentals presented similar concerns as STR's and that LTR

need to be regulated as a business too.

Gary Devloo – Pagosa in the Pines; questioned the Boards decision not to pursue acquiring the golf course. GM Roth responded that a NDA was in place.

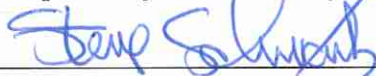
Elaine Lundergan – Lake Forest Estates; concerned with safety of kids she has observed that do NOT wear life preservers while on SUP's. DPE Mgr Lynch responded lakes are patrolled and that lifejackets must be “onboard” for ages 12 and under.

- **Announcement of Organizational Board Meeting**

Election of Officers, Board Member Education following the Annual Meeting – taking place in the Vista Conference Room.

Adjournment 12:30pm by President Bruce Jones Jr.

Respectfully submitted by:



Steve Schwartz, Board Secretary



Candace Selk Barnes, Recording Secretary

NOTE: The PowerPoint presentation 2018 Annual Meeting referenced in the foregoing notes may be found by going to plpoa.com