

***Pagosa Lakes Property Owners Association, Inc.***

**ANNUAL MEETING MINUTES**

**Saturday, July 25, 2020**

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

**Pagosa Lakes Clubhouse, 230 Port Avenue**

**9:00 AM Registration, Casting of Ballots**

**9:55 AM Final Call for Ballots**

**10:00 AM Meeting Opening**

a. Call to Order –President Joe Margraf at 10:05 am.

1. Close Balloting

b. Pledge of Allegiance

c. Welcoming Remarks – President Joe Margraf

- **Verification of a Quorum** – Secretary Candice Kelly 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 2,937 members voting (2929 by e-vote, 0 paper ballots, 8 telephone) with 96 voting members physically or virtually present, thereby establishing a quorum.

The purpose of the meeting is to:

- Vote on five open board positions
- Share results of 2 ballot survey questions regarding owner preference on (1) pool construction and (2) possible projects for Recreation Center common area.
- 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.

- **Adoption of the Agenda** Motion to adopt Agenda, motion was seconded. Approved unanimously.
- **Approval of Minutes of Annual Meeting July 27, 2019** Motion to approve minutes, motion was seconded. Motion approved.

(OVER)

## OWNER EDUCATION

- **Guest Speaker – Dr. Rhonda Webb, CEO, Pagosa Springs Medical Center**

Dr. Webb recapped the Medical Center's efforts to date to mitigate Co-vid 19 during this pandemic which will be here for quite some time. She answered questions from attendees regarding; use of masks, seasonality of virus, limited testing turnaround and vaccine availability (hopefully by end of year). She stressed the importance of social distancing, hand washing and shielding nose/ mouth.

- **HOA Structure, Ballot & Operations – presented by** Lauren Holmes of Orten, Cavanagh, Holmes & Hunt LLC and GM Allen Roth

Review of Colorado Revised Statutes and Bylaws regarding the day to day operations, Board of Directors fiduciary responsibilities and Owner's Rights.

## GOVERNMENT

a. GM Allen Roth Introduction of Board Members, Committee Members and staff. Power Point of Organizational Chart and list of each Committee; Board of Directors, ECC, Finance, Recreation Amenities, Lakes, Boats & Fish, Parks & Trails.

b. Introduction of Board Election by GM Allen Roth - Roth Thanked outgoing Board Members, Margraf, Stroud and Janowski. Introduced the six candidates for 5 open positions: Patrick Donovan, Bruce Jones Jr, Dan Mayer, Daniel Musgrove, Shane Prince and Lars Schneider.

## BUSINESS

- **Association Financial Report as of June 30, 2020 – GM Allen Roth**

a. Motion to accept the financial statements by Treasurer Stroud, 2<sup>nd</sup> by Director Mayer. Passed.

- **Reserve Study & Projects Overview** – GM Allen Roth shared information regarding the Capital Improvement Fund as well as the Reserve Funds used for general maintenance, trails, parking lots, replacement of equipment that has reached or surpassed in useful life. Priorities are; Replacement of pool mechanical equipment, clubhouse renovation, playground equipment and crack fill seal parking lots at Admin, Rec Ctr and Hatcher trail, truck replacements and purchase of front end loader.

- **Strategic Plan Update** – GM Allen Roth reminded all that the plan had been created and approved several years ago as a steering tool for operational values and gauging accomplishments which included the Dam Study, creation of emergency manual, Highlands park project and streamlining the permit process. The Strategic Plan is an ongoing continuing process evaluating the needs of the community.

- **Review of Legal Actions** – GM Allen Roth/Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC shared that as of July 25, 2020 there are 92 properties in collection and 10 in foreclosure. Due to the pandemic these are on hold per state until November, encouraging owners to enter into payment plans.

### **COMMUNITY – Power Point presentation**

- **Community Events & Services** – GM Allen Roth
- **Committee Reports**  
 Recreational Amenities  
 Lakes and Fisheries  
 Parks, Trails & Outdoor Recreation  
 Finance Advisory  
 Environmental Control Committee
- **Election Results** – Candice Kelly, Secretary

Board of Directors: 2780 total voters this ballot; vote for 5) Total weighted votes cast on ballot:5536.05285 (12.9% of 42874.55 total weighted possible votes): The five candidates elected to the Board of Directors by votes received: Daniel Musgrove 1005.46, Patrick Donovan 994.94, Dan Mayer 950.42, Lars Schneider 943.94 and Bruce Jones Jr 934.51. Shane Prince received 706.76.

Survey results:

Question 1: Pool you prefer to be constructed in the Recreation Center (2558 total voter this ballot; vote for one); Total weighted votes cast on ballot: 1247.71 (14.5% of 8574.91 total weighted possible votes) 2 Endless Pools with 1031.21 or 82.71% and 215.49 votes cast for 2 lane indoor lap pool or 2.5%.

Question 2: Vote for three projects for possible improvement to the common area behind the Recreation Center (2747 total voters this ballot – total weighted votes cast on ballot: 3522.99 (13.7% of 25724.73 total weighted possible votes)

Results by percentage-23.89% Walking/running trail around perimeter-wood chip surface, 20.22% Multi-purpose sports court, 13.79 % Dog Park-fenced-in with dog park structures, 13.09 Large Pavilion – to accommodate up to 100, 12.48% Disc Golf Course, 11.64% Multi purpose Sports Field, 4.93% BMX / Pump track-dirt track with mounds.

- **Acknowledgement of Election** – President Joe Margraf

#### **Public Comments:**

Chaylyn Fitzgerald – Lakewood Village; voiced concerns with huge number of pine needle bags going to dump, shared ideas for other uses, also concern with stress of trees due to draught.

Owner on Antelope – Requested update on N. Pagosa bike path. GM Roth responded that the project is now slated to begin in 2021

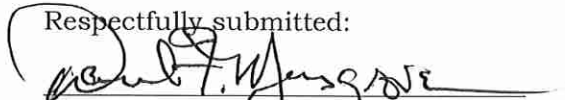
and paid in part by a \$200k grant with matching funds of \$170K by the PLPOA and \$30K by Archuleta County.


**Announcement of Organizational Board Meeting**

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

- **Adjournment TIME 12:45 pm**

Respectfully submitted:

  
Daniel Musgrove, Board Secretary

  
Candace Selk Barnes, Recording Secretary

**NOTE: The 2020 annual meeting PowerPoint presentation may be found by going to [plpoa.com](http://plpoa.com)**