



**Board of Directors Regular Meeting
June 8, 2023 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Danny Musgrove-Secretary
Patrick Donovan-Treasurer
Directors: Ericka Bailey, Chris Tanner and
Monte Whitman

Staff: Allen Roth-GM, Katie Benoit, CT
Larry Lynch-DPE Mgr, Keith Cramer-DCS Mgr,
Ryan Graham RA Mgr.
Excused: Jen Pitcher, Lifestyles
Candace Selk Barnes, Recording Secretary

Owners/Guests: Patrick Moore via Zoom: Tricia Frank

1. **Call to Order** at 6:10 pm by Mayer with reminder no audio or video recording allowed.
2. **Verification of Quorum by Board Secretary Musgrove**
 - a. Approval of Agenda Motion to move Agenda item 7. Consolidations; to Agenda item 10 c. by Mayer, 2nd by Musgrove. Unanimous.
3. **Approval of the May 11, 2023 Minutes.** Motion to approve the May 11, 2023 Regular Meeting of the Board Minutes by Musgrove, 2nd by Whitman. Unanimous.
4. **Disclosures of Conflicts** – None.
5. **Owner/Member comments:** None.
6. **Staff Reports:**
 - a. General Manager's Report -A Roth GM- as submitted with additional items as follows:
 - i. In regards to Joint Session with Archuleta County Commissioners -the sharing of their software has been an excellent tool and DCS staff have identified 14 PLPOA properties that had NOT given PLPOA notice as required.
 - ii. Per HB1137 beginning June 13, 2023 Intent to Lien notices will be posted on doors or empty lots cooperatively by DCS staff and the Archuleta County Sherriff's department.
 - iii. Drainage and flooding issues have been addressed in a recent meeting between PAWSD, GM Roth and County Manager Woodman with action items identified.
 - iv. County Road & Bridge will begin an aggressive repair of roads within the Vista subdivision.
 - v. Reserve at Pagosa Peak review.
 - b. Treasurers Report -K. Benoit CT & Donovan– Memo/Cash Fund: Benoit reported other than properties in legal for collection, there are only 134 lot assessments that remain unpaid to be addressed by 6. a. ii. Donovan stated that CD's will mature in September.
 - c. Department of Property & Environment Report-L. Lynch DPE Mgr as submitted, update that lakes are in good condition with another trout stocking next week. His crew is working on National Forest fence as cattle are coming June 17, 2023 and are working on excavating the hole for the vaulted restroom at Hatcher Lake.
 - d. Department of Recreation Amenities Report- as submitted by R. Graham RA Mgr. Update by GM Roth; both locker room renovations are completed., new cardio machines and free weights are in, lots of activities/events scheduled and that the recent Kid's Camp 911 was a huge success with cooperation by 1st Responder organizations and special "props" to the EMS folks!



- e. Department of Community Standards Report-K. Cramer DCS Mgr-as submitted and reiterated that the shared access to the Archuleta County software has boosted the STR assessments for active properties.
- f. Lifestyle Report – as submitted. GM Rother reported that the Summer 2023 Newsletter with Notice/Call are being mailed out.

Motion to accept Staff Reports as presented by Schneider, 2nd by Whitman. Unanimous.

7. Lot consolidations--moved to Agenda item 10. c

8. Committee Reports:

- a. ECC Liaison Report May 2023 Meeting Minutes by Liaison Musgrove as submitted
- b. Lakes and Fisheries – as submitted.
- c. Finance Committee – GM Roth has emailed Finance Chairman several resumes.

Motion to accept Committee Reports by Mayer, 2nd by Donovan. Unanimous.

9. Unfinished Business

- a. Strategic Plan Update & Owner Survey Results - discussion

Motion to approve for publication with the 1. removal of Owners w/children and recalculation of pie charts and addition to the Parks & Trails section a bullet point “development with consideration of wildlife migration patterns” by Mayer, 2nd by Whitman. Unanimous.

- b. Purchase of RU Unit & Contract –Several items were not included and the contract will be amended at which time GM Roth will send out an email packet with vote prior to the July 13, 2023 Board meeting, timing of the order is critical due to back log.

10. New Business

- a. Contract for Fire Mitigation – GM Roth stated that RFP’s for Tract F go out next week with onsite visit by bidders on June 23, 2023 with bids due June 30, 2023. Note- Legal is preparing a permission notice for two (2) owners to allow contractors to cross their property into Tract F. Donovan asked for cost clarification, Roth replied that PLPOA will pay \$65K and the additional \$35K is from grant.
- b. Resolution 2020-09 – Discussion regarding the very complicated THREE C’s coupling, combining and consolidation. GM Roth suggested tossing Resolution 2020-09 and starting a fresh new draft.
- c. Fourteen (14) Lot Consolidations for review – Discussion which was impacted by previous item 10.b above.

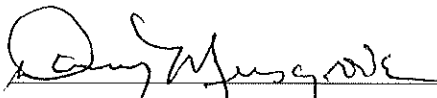
Motion to approve all fourteen (14) with five of those which are currently coupled to waive consolidation fee by Musgrove, 2nd by Schneider. Unanimous.

11. Correspondence – None.


12. Owner/Member comments- None.

13. Adjournment – Motion to adjourn at 7:51 pm by Whitman, 2nd by Schneider. Unanimous.

Respectfully submitted by:



Danny Musgrove, Board Secretary



Candace Selk Barnes, Recording Secretary