

Pagosa Lakes Property Owners Association, Inc.

ANNUAL MEETING MINUTES

Saturday, July 30, 2022

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

10:15 AM Meeting Opening – *The 2022 Annual Meeting PowerPoint presentation is available at plpoa.com*

a. Call to Order at 10:15 am by Dan Mayer, President

1. Close Balloting

b. Pledge of Allegiance

c. Welcoming Remarks – President Dan Mayer

• **Verification of a Quorum** – Secretary Danny Musgrove

• **Adoption of the Agenda**

Motion to adopt agenda by owner E. Bailey, seconded by owner L. Ray. Agenda Adopted.

• **Approval of Minutes of Annual Meeting July 31, 2021**

Motion to approve July 31, 2021 Minutes by owner E. Bailey, seconded by owner J. Watkins. Approved.

• **OWNER EDUCATION – Power Point**

• **HOA Structure, Operations & New Legislation** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC & 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 with lists of Committee members: Board of Directors, EDD, Finance, Recreation Amenities, Lake, Boats & Fish, Parks and Trails.

b. Introduction of Board Election by GM Allen Roth

Introduction of three candidates for two open positions: Mike Perez, Lars Schneider (incumbent), and Fabie Van Cappel

c. 2021-2022 PLPOA Action Highlights by GM Roth see PowerPoint

- i. Acquisition of Greenbelts
- ii. Updates of Capital Improvement Plan, Reserve Study
- iii. Community Garden partnership
- iv. NVL – Settlement funds
- v. Increase in Recreational Programming

BUSINESS

- **Association Financial Report** – PLPOA Comptroller- Katie Benoit Financial Report handouts available at entrance table, see plpoa.com for monthly financials, annual report or PowerPoint Annual Meeting 2022 also at plpoa.com

Motion to accept the June 2022 financial statements and approve to carry forward any surplus funds from 2022 to fiscal year 2023 by Owner B Hagburg, 2nd by Owner L. Ray. Unanimous.

- **Reserve Study & Capital Projects Overview** – (see PowerPoint) GM Allen Roth presented balances of both Capital and Reserve Funds along with description of current year projects.

- **Review of Legal Actions** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC Three (3) active covenant violations, 1 trial set for April 2023, and fifty-seven (57) pending for collections.

COMMUNITY

- **Community Events & Services** – GM Allen Roth presented information regarding community enhancement outreach, compliance and permit summaries, Lifestyle events and activities, and communications.

- **Committee Reports**

Recreational Amenities- Ryan Graham introduced new Chairperson Briana Bryant

Lakes and Fisheries – Roger Flynn, Chairman

Parks, Trails & Outdoor Recreation- Larry Lynch DPE Mgr.

Finance Advisory- Al Jenab, Chairman

Environmental Control Committee – Erica Bailey, ECC Member

- **Election Results** – Danny Musgrove, Secretary

- Secretary Musgrove 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 over 2404 members voting either on line, via Zoom or write in ballot with 48 voting members physically present @ 10:00 am, or

attending by Virtual Meeting thereby establishing a quorum.

The purpose of the meeting is to:

- Vote on two open board positions
- 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.

RESULTS: Lars Schneider 915 Votes (37.65%), Mike Perez 762 votes (31.36%) and Fabie VanCappell 753 votes (30.98%)

Due to technical difficulties the results were unable to be projected on overhead screen, VP Donovan requested BOD Secretary or President to verify results on laptop.

With Mike Perez appointment to the PLPOA Board of Directors, there is a vacancy on the ECC and owners are invited to apply.

Acknowledgement/Verification of Election – President Dan Mayer

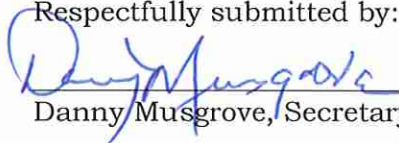
Public Comments: Several Owners commented specifically regarding Recreation Fires, and STR's impact on neighborhoods and to find balance. One expressed opinion re: Conflict of Interest policy.

Announcement of Organizational Board Meeting

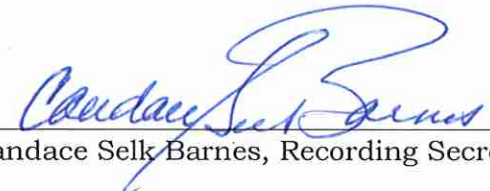
Election of Officers, Board Member Education following the Annual Meeting – taking place in the Vista Conference Room.

- **Adjournment**
- *Motion to adjourn at 1:05 p.m. by Owner E Bailey, 2nd by Owner L. Ray. Unanimous.*

Respectfully submitted by:



Danny Musgrove, Secretary



Candace Selk Barnes, Recording Secretary

NOTE: The 2022 Annual Meeting PowerPoint presentation is available at plpoa.com

Addendum: Results of the Board Officers election for 2022-2023 at the Organizational Meeting:

President: Dan Mayer
Vice President: Lars Schneider
Secretary: Danny Musgrove
Treasurer: Patrick Donovan

Directors: Mike Perez, Chris Tanner and Monty Whitman