



**Board of Directors Regular Meeting
July 13, 2023 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Dan Mayer, President
Lars Schneider, Vice President
Danny Musgrove, Secretary
Patrick Donovan, Treasurer
Directors: Erica Bailey, Chris Tanner
Absent-Monty Whitman (no proxy)

Staff: Allen Roth, GM, Katie Benoit CT
Larry Lynch DPE Mgr, Keith Cramer DCS Mgr
Ryan Graham RA Mgr
Jen Pitcher, Lifestyles

Candace Selk Barnes, Recording Secretary

Owners/Visitors: Pat Moore, Rob MacDonald, Richard Walker, Wade Lundy, Kevin Pool
Via Zoom – Tricia Frank, Ed Cowling

1. **Call to Order @ 6:08 pm by Mayer with reminder that no audio or video recording is allowed.**
2. **Verification of Quorum by Board Secretary Musgrove**
 - a. Approval of Agenda Motion to approve agenda by Bailey, 2nd by Donovan. Passed.
3. **Approval of the minutes -Motion to approve the Minutes of the June 8, 2023 Regular Meeting of the Board by Musgrove, 2nd by Tanner. Passed.**
4. **Disclosures of Conflicts – None.**
5. **Owner/Member comments - Owner MacDonald expressed his concern with neighbors’ use of mulch for landscaping entire front yard and urged the board to reconsider what is aesthetically pleasing, Mayer stated he appreciated MacDonald comments and thanked him for attending.**
6. **Staff Reports:**
 - a. **General Manager’s Report** as submitted by GM Roth. Schneider requested an update regarding installation of Hatcher cell tower, Roth replied that it remains on track for installation in 2024. Roth went on to share that additional detailed mitigation work to clean up forest floor on Tract F will be added to contract to take further advantage of the 40% grant. Roth also shared that the Chris Mountain fire was 98% contained, with concerns of winds and continued high temperatures forecasted. Both Forest Service and Archuleta County will be instituting fire bans soon.
 - b. **Treasurers Report** by Donovan stated that expenses are under budget, and the Finance/Investment Committee will be meeting at the end of July.
 - c. **Department of Property & Environment Report** as submitted by DPE Mgr Lynch, additional comments included battling heat on each of the lakes, brush collection site has picked up probably due to the Chris Mtn fire, Forest Service to begin mastication of oak brush along fence line. Bailey suggested consideration of a reconfiguration of Gate 5 to further deter cows entering PLPOA properties.
 - d. **Department of Recreation Amenities Report** as submitted by RA Mgr. Graham.
 - e. **Department of Community Standards Report** as submitted by DCS Mgr. Cramer.
 - f. **Lifestyle Report** as submitted by J. Pitcher, with reminder Annual Meeting coming up July 29 followed by Community BBQ and encouraged BOD members to attend BBQ prior to training.

Motion to accept Staff Reports as presented by Schneider, 2nd by Bailey. Passed.



7. **There are 12 lot Consolidations up for review-** Mayer reminded all that Arch County approves consolidations this agenda item is simply a formality.

Motion by Schneider to accept the 12 consolidations and those currently coupled will have fee waived, 2nd by Bailey. Passed.

8. Committee Reports:

a. ECC Liaison Report June 2023 Meeting Minutes presented by Bailey stating that permit applications remain good and PLPOA staff is encouraging owners to submit some for preliminary review. Cramer explained that site plans by CO licensed surveyor are now required.

b. Finance Committee to meet end of July

Motion to accept ECC and Finance Committee reports by Tanner, 2nd by Schneider. Passed.

c. Recreation Committee – Appoint New Chair Position

Motion to appoint Dennis Mingo as the Rec Committee Chairperson by Tanner, 2nd by Schneider. Passed.

9. Unfinished Business

a. Purchase of RU Unit for Rec Center & Contract update by GM Roth. Project (not in reserves until 2028) is a nightmare with NO interest or bids received from RFP advertisement. Roth reached out to a referred contractor in Durango and received a bid of over \$800K. Possible option is that PLPOA becomes General Contractor hiring sub-contractors. Roth and Lynch are open to all suggestions to address this important project.

b. **Ratify Contract for NVL Trail Contract –**

The Board Ratified their unanimous email vote to award a project Contract to Hutch & Sons for the NVL (North Village Lake) trail for \$179,395. Due to scheduling constraints, the Board had to make a decision prior to this meeting.

Owner Cowling requested the trail be named /referred to as the North Lake Avenue Pedestrian Trail.

c. **Ratify Contract for Greenbelt Fire Mitigation**

The Board Ratified their unanimous email vote to award a project Contract to Kukuk Tree Service for fire mitigation of 4 greenbelt tracts for \$16,150. Due to scheduling constraints, the Board had to make a decision prior to this meeting.

d. **Resolution 2020-09 Update** by GM Roth, Legal reviewing; awaiting opinion to be emailed to BOD members prior to August meeting for review.

10. New Business

a. **Walker- Preliminary Plat Amendment**

Motion by Schneider to approve Walker moving forward to County for Plat Amendment for consolidation of lots 552 & 553 by moving greenbelt to farside of lot 553, 2nd by Tanner. Passed.

b. **Resolution 2023-02 Electric Vehicle Policy (to meet compliance with HB 23-1233)**

Motion to approve Resolution 2023-02 by Bailey, 2nd by Donovan. Passed.

c. **Resolution 2023-03 Update PPP – 3.2.1 (to meet compliance with Senate HB 2023-178)** allowing xeriscaping, artificial turf and other drought tolerant landscaping within the PLPOA.

Motion to approve Resolution 2023-03 Updating PPP 3.2.1 by Schneider, 2nd by Musgrove. Passed.

d. **Annual Meeting Agenda 2023**

Motion to approve 2023 Annual Meeting Agenda by Donovan, 2nd by Schneider. Passed

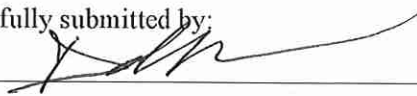
Owner T. Frank requested motions from the floor be allowed. Mayer answered that there is a submission deadline as stated in the Governing Documents. Frank then requested longer comment time allocation per owner.



PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

11. **Correspondence** – None.
12. **Owner/Member comments** - Owner MacDonald requested careful consideration of wording for vegetable gardens in front yards and fencing to deter deer.
13. **Adjournment** Motion to adjourn @ 7:30pm by Musgrove, 2nd by Donovan. Passed.

Respectfully submitted by:



Danny Musgrove, Board Secretary

Dan Mayer, Board President
CMB



Candace Selk Barnes, Recording Secretary