



**Board of Directors Regular Meeting
August 10, 2023 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Monty Whitman-Secretary
Chris Tanner-Treasurer
Directors: Ericka Bailey, Patrick Moore
Via ZOOM – Wade Lundy-Director

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: K&K Daniels, L Smith, L. Lee, M. Turney, M Ratliff, L. Moore, D&B Cuyler, M. Snyder, M Breggart, via ZOOM: W. Lundy and T Frank

1. **Call to Order at 6:10 pm by President Mayer with reminder that audio and visual recording is prohibited.**
2. **Verification of Quorum** by Board Secretary Whitman
 - a. Approval of Agenda – Motion to approve Agenda by Bailey, 2nd by Whitman. Unanimous.
3. **Approval of the minutes.** Motion to approve July 13, 2023 Regular Meeting of the Board Minutes by Schneider, 2nd by Bailey. Unanimous.
4. **Disclosures of Conflicts – NONE**
5. **Owner/Member comments:** M. Ratliff requested clarification on Clubhouse use, Pitcher answered. L. Smith asked about Resolution 2020-09, Roth stated it was on the Agenda 9.b.
6. **Staff Reports:**
 - a. General Manager’s Report. As submitted, with the following additions; 1. IRS notification on Covid relief funds of over \$127K. 2. Notified that a grant of over \$99K for bearproof trash containers is forthcoming. 3. Cell Tower permitting still in process. 4. Issues with the Rec Ctr pool pumps continue.
 - b. Treasurers Report presented by Tanner.
 - c. Department of Property & Environment Report as submitted by Lynch, with update on Highlands mitigation, vaulted toilets at Hatcher and Lake Pagosa. Three dam inspections coming up and water levels are holding steady.
 - d. Department of Recreation Amenities Report as submitted by Graham with a side note that the number of visitors increased by 2K each month this summer.
 - e. Department of Community Standards Report as submitted by Cramer.
 - f. Lifestyle Report by Pitcher with reminder of upcoming events: Lazer Show 8.11, Dance on 8.18 and end of summer bash Triathlon on 8.19.

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

7. There are 2 lot Consolidations up for review.

Motion to approve by Whitman, 2nd Moore. Unanimous. Note that currently coupled lots are exempt from the consolidation fee.



8. Committee Reports:

- a. ECC Liaison Report July 2023 Meeting Minutes presented by Liaison Bailey. Special note that 18 solar installations have been approved YTD whereas last year there were a total of 17, additionally more variance requests this year.
- b. Parks and Trails Committee by Lynch, new members are working on the capital trail improvement report.

Motion to accept both committee reports by Moore, 2nd by Bailey. Unanimous.

9. Unfinished Business

- a. Purchase of RU Unit & Contract Update by GM Roth since 2nd RFP request for HVAC/dehumidification went out. Reviewed 2nd proposal by Jita of \$694,839 vs original \$802K bid. Options discussed with request for additional details.
- b. Resolution 2020-09 Update by GM Roth

Board gave direction to Roth to update the resolution with changes.

(Board Director Lundy off line at 7:25pm)

- c. Retirement Funds Five options presented by Roth and Benoit.

Motion to move forward with Paychex/EJones option by Whitman, 2nd Baily. Passed.

10. New Business

- a. Resolution 2023-04 - Confirming Depository Relationships

Motion to approve Resolution 2023-04 (replacing Resolution 2022-13) by Whitman., 2nd Tanner. Passed.


- b. Park Meadows – Associate Membership request presented by guests K&K Daniels. Gated small community of 21 lots (consisting of 19 homes with one empty lot) completely surrounded by PLPOA. Lengthy discussion followed with comments and questions from board and attendees. Roth reminded Board that it has the authority to designate individuals or entire subdivision for associate membership eligibility. Board asked Ken Daniels to check with Park Meadows owners to see if they were agreeable to paying for 19 lots at \$400 per lot.
- c. South Village Lake Lease Agreement update by Roth – has not received back from legal.
- d. Update Capital Improvement Plan – Board work session scheduled for Tuesday, August 15, 2023
- e. Reserve Fund Planning – discussion ensued.

11. Correspondence – no action required.

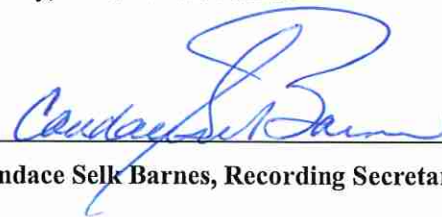
12. Owner/Member comments: T. Frank thanked Pitcher for the work on the new website that is very easy to navigate.

13. Adjournment – Motion to adjourn at 8:43 pm by Bailey, 2nd Whitman. Passed.

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary