



**Board of Directors Regular Meeting  
September 14, 2023 6pm  
Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Dan Mayer, President  
Lars Schneider, Vice President  
Chris Tanner, Treasurer  
Directors: Ericka Bailey, Pat Moore  
*Absent: Monty Whitman and Wade Lundy  
Both submitted proxies*

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

Owners/Guests: L. Lee, E. Lashbrooke, B. Lamberson, B. Linder, I. King, L. Moore  
via ZOOM: M. Bailey, E. Dwyer, L. Morrison

1. **Call to Order @ 6:04 pm** by President Mayer with reminder audio or video recording is prohibited.
2. **Verification of Quorum by Board VP Schneider**
  - a. Approval of Agenda Motion to approve agenda by Bailey, 2<sup>nd</sup> Schneider. Unanimous with proxies.
3. **Approval of the minutes**

Motion to approve August 10, 2023 Regular Meeting of the Board Minutes by Bailey, 2<sup>nd</sup> Schneider. Unanimous with proxies.
4. **Disclosures of Conflicts: NONE**
5. **Grant Presentation Update by CDC Executive Director Emily Lashbrooke on Chris Mtn. II**

Power Point presentation by Lashbrooke. Asked that PLPOA waive fees, Mayer replied that will be on NEW Business for October Reg Session agenda. Also request for letter of support by PLPOA for Capital Funding grant for fiber to be extended to Hatcher area, Roth to prepare ASAP.
6. **Owner/Member comments: NONE**
7. **Staff Reports:**
  - a. General Manager's Report -stands as submitted.
  - b. Treasurers Report: Board Treasurer Tanner reported \$205K CD matures tomorrow.

Motion by Tanner to NOT rollover the \$205K CD but to keep as a liquid asset in cash account. 2<sup>nd</sup> by Moore. Passed.

- c. Department of Property & Environment Report- as submitted. DRE Mgr Lynch stated the fire mitigation projects for 2023 will be completed tomorrow under budget. Mayer gave kudos to the entire DP&E staff for the incredible amount of projects that have been completed "in house" so far this year with tremendous savings to the association.
- d. Department of Recreation Amenities Report as submitted. Swim Lessons kicked off with 40 kids participating. After school program struggling with district bus driver shortage.
- e. Department of Community Standards Report as submitted. Mayer stated his appreciation to staff in working with owners to reach compliance.
- f. Lifestyle Report as submitted. Reminder of upcoming Patsy Cline concert, New Owner Orientation and



encouraged sponsorship of Christmas Extravaganza; both TBK Bank and Mountain Men have committed.

Motion to accept Staff Reports by Schneider, 2<sup>nd</sup> Bailey. Passed.

8. **There are 2 lot Consolidations up for review.** Motion to approve by Moore, 2<sup>nd</sup> by Tanner, Unanimous with both proxies. Noted that currently coupled lots will not be charged the Consolidation Fee.

**9. Committee Reports:**

10. ECC Liaison Report August 2023 Meeting Minutes presented by Liaison Bailey. Unanimous with both proxies.

Motion to accept Committee Report by Schneider, 2<sup>nd</sup> Moore. Unanimous with both proxies.

**11. Unfinished Business**

a. Purchase of RU Unit & Contract – New proposal received from Timberline Framers. “Cost plus Contract” lengthy discussion followed.

Motion for GM Roth to pursue engaging TFI as contractor also authorized GM Roth to work on purchase of the equipment now because of long lead time and bring to October Reg Session of the Board by Mayer, 2<sup>nd</sup> by Schneider. Passed.

b. Resolution 2023-05 (replace 2020-09) Lot Consolidations / Coupling

Motion to approve Resolution 2023-05 replacing 2020-09 by Bailey, 2<sup>nd</sup> by Moore. Unanimous with proxies.

c. Park Meadows – Associate Membership – update by Roth. Discussion followed.

Motion to reject granting Associate Membership for use of amenities by Park Meadow owners by Schneider 2<sup>nd</sup> by Moore. Passed.

d. South Village Lake Lease Agreement

Motion to table discussion pending further historical information by legal by Mayer, 2<sup>nd</sup> by Bailey. Passed.

e. Approval of Update Capital Improvement Plan – based on work session; changes were made.

Motion to approve the updated Capital Improvement Plan by Moore, 2<sup>nd</sup> by Schneider. Unanimous with proxies.

**12. New Business**

a. 1117 Cloud Cap – Lot line adjustment – B. Pitcher representing owner presented proposal for land swap. Discussion followed. Owner will pay costs related to replat adjustment.

Motion to grant even swap/replat with straight line for drive by Bailey, 2<sup>nd</sup> by Schnieder. Passed.

b. Reserve Fund – New Study Scenario with following options:

i. Funding plan at \$10 per annum dues increase thru 2033

ii. Funding plan at \$15 per annum dues increase thru 2033

iii. 2023 Project Summary

Discussion ensued regarding scenarios, Owner Lee suggested Rec Ctr membership increase.

Board directed GM Roth to prepare 1<sup>st</sup> draft of 2024 budget with a \$15 dues increase applied to Reserves.

c. Human-Bear Conflict Reduction Grant Award – Create Ad-Hoc Committee

Motion to create Ad-hoc Committee to meet grant requirements by Bailey, 2<sup>nd</sup> by Tanner. Unanimous with proxies.

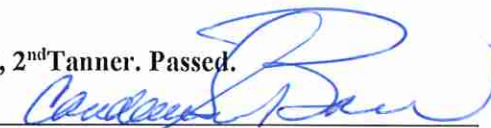
Director Bailey volunteered to be Board Liaison.

**13. Owner/Member comments-NONE**

14. Adjournment – Motion to adjourn @ 8:34 pm by Bailey, 2<sup>nd</sup>Tanner. Passed.

Respectfully submitted: 

Laars Schneider, Vice President



Candace Selk Barnes Recording Secretary