



Board of Directors Regular Meeting  
October 12, 2023 6pm  
Pagosa Lakes Administration Building

**MINUTES**

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

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

**Visitors/Guests – A. Hernandez via Zoom- R. Benoit**

1. **Call to Order @ 6:08 pm** by Mayer with reminder no audio or video recording is allowed.
2. **Verification of Quorum by Board Secretary Whitman**
  - a. Approval of Agenda – Motion to approve with the addition of 10. New Business C. Legal by Schneider, 2<sup>nd</sup> by Bailey. Passed.
3. **Approval of the minutes**

Motion to approve September 14, 2023 Regular Meeting of the Board Minutes by Bailey, 2<sup>nd</sup> by Moore. Passed.
4. **Disclosures of Conflicts: None**
5. **Owner/Member comments** – A. Hernandez stated she is a new owner; her child thoroughly enjoyed swimming lessons and she wanted to advocate for more children’s activities at the Rec Ctr.
6. **Staff Reports:**
  - a. General Manager’s Report – stands as is. GM Roth encouraged Board Members to read his report and good news; the legal action was dismissed. The agreement with TFI as contractor for Rec Ctr dehumidification project was signed and that he had ordered the unit receiving a \$5K discount. The North Village Lake trail is half done and is looking into the possibility of paving as contractor has acquired a new paving machine with capacity for narrower width.
  - b. Treasurers Report. As submitted. Mayer thanked Benoit for excellent work.
  - c. Department of Property & Environment Report. As submitted. Lynch reported lakes stocked last week, fishing is excellent. Recommendation from Lakes, Fish & Boat Committee that bag limits remain same.
  - d. Department of Recreation Amenities Report – As submitted by Graham.
  - e. Department of Community Standards Report-As submitted by Cramer.
  - f. Lifestyle Report – As submitted by Pitcher.

Motion to accept Staff reports as submitted by Schneider, 2<sup>nd</sup> by Whitman. Passed.
7. **There are 2 lot Consolidations up for review**

Motion to approve both lot consolidations by Whitman, 2<sup>nd</sup> by Schneider. Passed.
8. **Committee Reports:**
  - a. ECC Liaison Report September 2024 Meeting Minutes – as submitted. Liaison Bailey reported more



projects being submitted for consideration. Unfortunately, several contractors are “repeat” offenders with applications/permit regulations. Bailey said she would like to write a proposal regarding same concerns for board review. Positive reaction by Board.

- b. Lakes, Fish & Boat Committee Recap by DPE Mgr Lynch. Due to several years of increased fish stocking costs, the Committee recommends increases in both Fishing Permit and Boat Registration fees for 2024.
- c. Parks and Trails Committee-Liaison Moore stated that the report summed it up and the mitigation savings will remain in the Reserves fund.

Motion to accept all Committee Reports as presented by Lundy, 2<sup>nd</sup> by Schneider. Passed.

**9. Unfinished Business**

- a. South Village Lake Lease Agreement – Roth reported waiting on possible alternatives by legal.

**10. New Business**

- a. Legal – Terms of Engagement.

Motion to renew with increase in hourly rates by Whitman, 2<sup>nd</sup> by Bailey. Passed.

- b. Joint Session Agenda Items- Discussion by Board. Reminder next quarterly session will be Monday, November 6 at 5pm here in the PLPOA Vista Conference Room.
- c. 2024 Budget – 1<sup>st</sup> Draft. Review and discussion of Roth’s Summary and Finance Committee observations. Board agreed to raising assessments/fee increases across the revenue sources due to increase in costs. Board members requested Draft #2 include Rec Ctr option on membership fee to include reoccurring monthly withdrawal or discount for paying in full. Look into creating an additional Reserve Fund exclusive to the Rec Center. Draft #2 additionally will include additional fee increases for Rec Center membership and permit fees as discussed. Include interest income for capital and reserve funds, look at wage increases for part-time staffing and add increases for performance.

**11. Board Correspondence**

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

**13. Adjournment Motion to adjourn at 8:15 pm by Whitman, 2<sup>nd</sup> by Lundy. Passed.**

Respectfully submitted by:

A blue ink signature of Monty Whitman, written in a cursive style, positioned above a horizontal line.

Monty Whitman, Board Secretary

A blue ink signature of Candace Selk Barnes, written in a cursive style, positioned above a horizontal line.

Candace Selk Barnes, Recording Secretary