



**Board of Directors Regular Meeting
November 9, 2023 6 pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Mayer, Whitman
Lundy, Moore, Bailey by Proxy
Absent: Schneider & Tanner

Staff: Roth GM, K. Benoit CT
L. Lynch DPE Mgr, K. Cramer, DCS Mgr
R. Graham RA Mgr, J. Pitcher, Lifestyles

Candace Selk Barnes, Recording Secretary

Owners/Guests: J. Prutsman, L. Moore, A. Guszcza

1. **Call to Order at 6:20 pm** by Mayer with reminder to all that audio & video recording is prohibited.
2. **Verification of Quorum** by Board Secretary Whitman.
 - a. Approval of Agenda MOTION to add b. Tract Z to Unfinished Business by Mayer 2nd by Whitman. Passed.
3. **Approval of the minutes** MOTION to approve October 12, 2023 Regular Meeting of the Board Minutes by Whitman, 2nd by Lundy. Passed with Bailey proxy.
4. **Disclosures of Conflicts - NONE**
5. **Owner/Member comments-** Owner Prutsman questioned if the Board had authorized legal proceedings regarding S. Village Lake access. Mayer responded affirmatively. Attorney's are negotiating.
6. **Staff Reports:**
 - a. General Manager's Report – Stands as submitted. GM Roth thanked R Graham RA Mgr for teaching CPR classes to 10 staff members.
 - b. Treasurers Report – Stands. Recommendation from Investment Chair Guszcza to move \$250K from Capitol Funds to 12 month CD at 5.45% was passed by a motion by Whitman, 2nd by Moore.
 - c. Department of Property & Environment Report – As submitted. Brush Collection/mulch yard to close November 17, after another successful season.
 - d. Department of Recreation Amenities Report – As submitted.
 - e. Department of Community Standards Report As submitted, Cramer shared that Dumpster Day was successful as 7 large roll aways were filled. After receiving several complaints, adding rule regarding the visibility of outside processing of wild game to be considered.
 - f. Lifestyle Report – Busy time of year; Holiday Market was successful, annual Thanksgiving Dinner cancelled due to lack of registrants, extraordinary Santa Experience and Winter Newsletter in the works.

MOTION accept Staff Reports by Moore, 2nd by Whitman. Passed with Bailey proxy.

7. **Lot Consolidations up for review.** MOTION to ratify by Moore, 2nd by Whitman. Passed with Bailey proxy.
8. **Committee Reports:**
 - a. ECC Liaison Report October 2023 Meeting Minutes. MOTION to accept by Whitman, 2nd by Moore. Passed with Bailey proxy.

9. Unfinished Business

- a. 2024 Budget – Draft 2 presented with few changes recommended by Finance Committee and Board; increase of permit fees and Rec Ctr membership.

MOTION to approve Draft 2 of 2024 Budget by Whitman, 2nd by Moore. Passed with Baily proxy.

- b. Tract Z – Greenbelt inadvertently left out of Wyndam transfer of ownership to PLPOA.

MOTION for GM Roth to proceed with transfer by Wyndam, followed by execution of Quit Claim Deed of Tract Z to Larry Lunsford by Whitman, 2nd by Moore. Passed with Bailey proxy.

10. New Business

- a. Rec Center Dehumidification Update by GM Roth.

MOTION to change order for installation of cooling unit in equipment room by Moore, 2nd by Lundy. Passed.

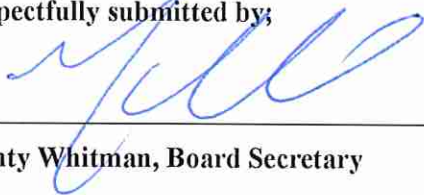
- b. NVL Trail Ribbon Cutting to be held November 20 at 11 am by Chamber of Commerce; all encouraged to attend. Followed by a North Village Lake owners celebratory lunch.

11. Board Correspondence- None.

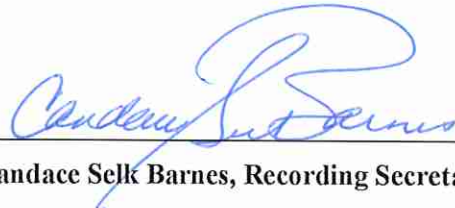
12. Owner/Member comments - NONE

13. Adjournment MOTION to adjourn at 7pm by Moore, 2nd by Lundy. Passed.

Respectfully submitted by;



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary