



Board of Directors Regular Meeting
December 14, 2023 6pm
Pagosa Lakes Administration Building
MINUTES

Board Attendees: Dan Mayer-President via ZOOM
Lars Schneider-Vice President via ZOOM
Monty Whitman- Secretary
Directors: Ericka Bailey, Patrick Moore
Wade Lundy, *Sasha King

Staff: Allen Roth-GM
Katie Benoit-CT
Keith Cramer-DCS Mgr
Jen Picher-Lifestyles
Ryan Graham-RA Mgr

Recording Secretary- Candace Selk Barnes

Owner/Visitors: Sasha King, E. Cowling and J. Rivas via ZOOM

1. **6:00 pm Call to Order** by Mayer with reminder no audio or video recording allowed.
2. **Verification of Quorum** by Board Secretary Whitman
 - a. Approval of Agenda - Motion to approve Agenda with addition of appointing BOD Treasurer and add 10. Unfinished Business d. Ratification of HVAC emailed vote by Lundy, 2nd Whitman. Passed.
3. **Approval of the minutes** – Motion to approve November 9, 2023 Regular Meeting of the Board Minutes by Whitman, 2nd Moore. Passed.
4. **Disclosures of Conflicts - NONE**
5. **Owner/Member comments: NONE**
6. **Appointment of PLPOA Member to Fill Irregular Board Vacancy & appoint BOD Treasurer**

*Motion to appoint Sasha King to the Board of Directors for the remainder of term ending July 2024 by Whitman, 2nd Bailey. Passed. King joined the other members at the tables as the newest Board member.

Motion to appoint Erica Bailey as Treasurer until BOD elections July 2024 by Whitman 2nd by Moore.

Unanimous.

7. Staff Reports:

- a. General Manager’s Report as submitted.
- b. Treasurers Report – stands as submitted.
- c. Department of Property & Environment Report – as submitted. Lynch on vacation. Cramer commended the DPE staff for all the work and set up for the Santa event.
- d. Department of Recreation Amenities Report-as submitted.
- e. Department of Community Standards Report- as submitted
- f. Lifestyle Report-as submitted.

Motion to approve Staff Reports by Whitman, 2nd Lundy. Unanimous.

8. **There are 2 lot Consolidation up for review** -Motion to approve both lot consolidations by Whitman, 2nd Moore. Unanimous.

9. Committee Reports:

- a. ECC Liaison Report November 2023 Meeting Minutes – Motion to accept ECC report by Whitman, 2nd Lundy. Unanimous.

10. Unfinished Business

- a. 2024 Budget – GM Roth recapped changes to Draft 3 and stated it reflected possible loss of revenue from Wyndam for last three quarters.

Motion to approve 2024 Budget draft 3 by Whitman, 2nd by Bailey. Unanimous.

- b. Memorandum of Understanding – Youth Athletic Field

Motion to approve draft MOU to be sent to Archuleta County attorney for review by Whitman, 2nd by Bailey. Unanimous.

- c. South Village Lake Boat Ramp – PLPOA and owner of Tract A in negotiation to settle.

- d. Ratification of unanimous approval of HVAC contract with Chuck’s Service for \$123K email vote.

11. New Business

- a. Owner Meeting –update by GM Roth – The annual Owners Meeting to review, ratify or veto the 2024 Budget will presented by GM Roth, CT Benoit to be held Saturday January 20, 2024 commencing at 9:00 am to be held in the PLPOA Administration Office Vista Conference Room. Owners encouraged to attend.

12. Board Correspondence a. Thank you note of appreciation from owner regarding receiving a Thanksgiving basket.

- b. Owner question regarding Enforcement Policy. Roth to respond.

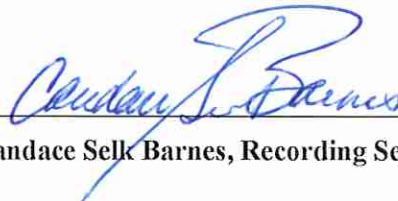
13. Owner/Member comments - NONE

14. **Adjournment** – Motion to adjourn @ 6:40 pm by Lundy, 2nd Bailey. Unanimous.

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary