



**Board of Directors Regular Meeting
February 08, 2024 6pm
Pagosa Lakes Administration Building
MINUTES**

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

Staff: Allen Roth-GM
Katie Benoit-CT, Larry Lynch-DPE,
Keith Cramer-DCS, Ryan Graham-RA
Jen Pitcher-Lifestyles

Recording Secretary-Jenifer Pitcher

Owner/Visitors: *Trisha Frank (Zoom), Habitat Reps: Lori hendricksen, Barbara Swindlehurst, Monica Nigon & David Wolf.*

1. **6:07 pm Call to Order** by VP Schneider.
2. **Verification of Quorum** by Board Secretary Whitman.
 - a. Approval of Agenda –*Motion by Schneider to approve agenda, 2nd by Bailey. Unanimous.*
3. **Approval of the minutes** –*Motion to approve January 1 1, 2024 Regular Meeting of the Board Minutes by Whitman, 2nd by Moore. Unanimous.*
4. **Disclosures of Conflicts** –*Director Lundy disclosed a conflict on 10 b Personnel Policies (wife is a PLPOA employee)*
5. **Owner/Member comments:** NONE
6. **Habitat for Humanity – 2024 Projects** –*habitat presented the 2024 projects asking for the following fees to be waived:
Building permit, garage permit, as formed/inspection fee, solar permit, extension fee and sponsor signage
They also had additional asks - use of rec showers for AmeriCorp Volunteers, storage of trailer at brush site, 5k partnership, and the consideration to volunteer. A motion was made for an approval of all with the understanding that the project plans still have to go through the ECC process (presented and approved by the ECC) motion made by Whitman, 2nd by Schneider. Unanimous.*
7. **Staff Reports:**
 - a. General Manager’s Report as submitted by GM Roth. Additional comments;
 - 1) *Vantaca hiccup with dues*
 - 2) *Rec Center Update - arrival of dehumidification unit*
 - 3) *vista mailboxes and concern of being over budget*
 - 4) *Bear meeting - Feb 13th*
 - b. Treasurers Report –*Board Treasurer Bailey Presented*
 - c. Department of Property & Environment Report-*As submitted by Lynch*
 - 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 presented by Mayer, 2nd Bailey. Unanimous.



7. There are 2 lot Consolidations up for review

Motion to ratify both lot consolidations by Bailey, 2nd Whitman. Unanimous.

8. Committee Reports:

- a. ECC Liaison Report January 2024 Meeting Minutes—*Motion to accept by Mayer, 2nd Schneider. Unanimous.*

9. Unfinished Business

- a. Memorandum of Understanding – Youth Athletic Field (same as previously review, currently in review with the county) - *No Progress, joint session rescheduled.*
- b. Personnel Policy Manual - *motion made to accept the personnel policy manual by mayer, 2nd by Whitman. Passes Unanimously with the Lundy recusing.*

10. New Business

- a. Liability Insurance RFP - *loss run report is amazing but dropped because of the number of potential issues. A decision needs to be made by April 3, 2024. Vetting several options.*

11. Owner/Member comments: NONE

12. Adjournment –*Motion to adjourn at 7:00 pm by Schneider, 2nd Lundy. Unanimous.*

Respectfully submitted by:

A handwritten signature in black ink, appearing to be "M. Whitman", written over a horizontal line.

Monty Whitman, Board Secretary

A handwritten signature in black ink, appearing to be "J. Pitcher", written over a horizontal line.

Jenifer Pitcher, Recording Secretary