



**Board of Directors Regular Meeting  
March 14, 2024 6pm  
Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Lars Schneider- VP  
Ericka Bailey-Treasurer  
Directors: Sasha King & Pat Moore  
Dan Mayer- President via ZOOM  
*By Proxy- Monty Whitman-Secretary &  
Wade Lundy-Director*

Staff: Allen Roth-GM, Larry Lynch-DPE  
Ryan Graham-RA  
Jen Pitcher-Lifestyles  
Recording Secretary – Candace Selk Barnes

Owners/Visitors present: None. Via Zoom: T. Frank

**1. Call to Order @ 6 pm by Schneider**

- a. **Verification of Quorum** by Treasurer Bailey
- b. **Approval of Agenda** - Motion to approve Agenda by Bailey, 2<sup>nd</sup> Moore. Passed

**2. Approval of the minutes** – Motion to approve the Minutes of the February 8, 2024 Regular Meeting of the Board by Bailey, 2<sup>nd</sup> Moore. Unanimous with proxies.

**3. Disclosures of Conflicts NONE**

**4. Owner/Member comments NONE**

**5. Staff Reports:**

- a. **General Manager’s Report** – as submitted by GM Roth. He added: good job by TFI contractor on dehumidifier project at Rec Ctr, about 100K BELOW budget and should be ready to fire up next week. Pine needle pickup might not be available/offered – At Your Disposal and Elite were purchased/merged by outside company, which has declined to submit RFP. Several ideas/options are being explored for this popular amenity. The 98 residential units at the Pagosa Apartments (converted from commercial to residential) will be assessed for annual dues with owners/renters eligible for all amenities. Roth attended the grant proposal for CDC which was awarded \$1.9M towards roads and electric in Trails and CMII for building 10 affordable homes; in addition Habitat building 3, private contractor building 2 for a total of 15 new homes in those subdivisions. Bear proof trash containers arrived, next subcommittee meeting Tuesday, March 19 @ 5pm. DCS Mgr Cramer’s recent “How to” permit process class for Owners was well attended and will be offered again.
- b. **Treasurers Report** by Bailey – as submitted. Recap of Finance Committee meeting and recommendation. Motion to reinvest \$150K of maturing CD and place \$150K in Reserves by Bailey, 2<sup>nd</sup> Moore. Passed.
- c. **Department of Property & Environment Report**- as submitted by Lynch. First stocking of fish (trout, bass and crappie) expected in early April. Brush collection/mulch site a muddy mess – opening date to be determined, most likely mid-April.
- 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 Picher- Annual Owner Easter Breakfast & Egg Hunt next Saturday, March 23.

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

6. There are 2 lot Consolidations up for review. County has already approved this is a formality. Motion to approve both consolidations by Bailey, 2<sup>nd</sup> Moore. Passed.

**7. Committee Reports:**

a. ECC Liaison Report February 2024 Meeting Minutes by Bailey, Slow start this year, but ramping up quickly.

Motion to accept ECC Report & Minutes by Mayer, 2<sup>nd</sup> King. Unanimous with proxies.

**8. Unfinished Business**

a. Memorandum of Understanding – Youth Athletic Field & Youth Sports Organizations Meeting Update by GM Roth; MOU still under review by Archuleta County attorney. Youth Organization meeting well attended by Parks & Rec, coaches, and club representatives voicing tremendous support and enthusiasm. 100% backing for artificial turf and key players to support grant application. Roth suggested creation of a new standing Organized Sports committee initially as Advisory and morphing as developments occur. Discussion followed. Board directed Roth to create a charter for same. Roth also presented to that group, the idea of constructing a steel frame on concrete gymnasium, behind the Rec Ctr. They loved the idea and fully support, saying they could tie up the gym schedule. Roth noted to the Board that a gym should increase Rec Ctr memberships. Mayer suggested getting preliminary cost estimate in time for review of the Capital Plan, perhaps in May.

b. Liability Insurance RFP update by Roth: The RFP was sent to 6 companies. 5 declined to bid. The current provider, American Family, bid a premium increase of 27%. Nationwide HOA's are being turned down as insurance companies decline to offer policies or average premium increases at minimum of 30%.

Motion to approve American Family RFP by Moore, 2<sup>nd</sup> King. Unanimous with proxies.

**9. New Business**

a. Sale & Purchase of ATV

Motion to approve sale of too big for our needs Ranger ATV and to purchase of new smaller ATV by Schneider, 2<sup>nd</sup> King. Unanimous with proxies.

b. Purchase of Two Trailers (previously scheduled and approved Fall 2023)

Motion by Schneider to approve purchase of 2 (two) trailers and attempt to sell old ones 2<sup>nd</sup> Moore. Unanimous with proxies.

c. PLPOA Properties obtained through Delinquency. GM Roth presented spread sheet on seven (7) lots with reminder these lots had no interest/offers at Sheriffs sale. Discussion followed.

Motion to offer 25 Paisley for sale with suggestion to contact adjoining neighbors by Schneider, 2<sup>nd</sup> King. Passed.

Motion to sell 74 Gala and make an offer to adjoining lot neighbor for purchase by Schneider, 2<sup>nd</sup> by King. Passed. King to follow up.

Motion to sell 31 Arroyo by Schneider, 2<sup>nd</sup> King. Passed

Motion to sell 37 Arroyo by Schneider, 2<sup>nd</sup> King. Passed

Motion to sell 54 Landau by Schneider, 2<sup>nd</sup> King. Passed

Motion to NOT pay back taxes thus returning 1419 Hills Cir to Archuleta County by Schneider, 2<sup>nd</sup> King. Passed.

Motion to NOT pay back taxes thus returning 1288 Cloud Cap to Archuleta County by Mayer, 2<sup>nd</sup> Moore. Passed.

d. Lake Shoreline Policy Presented with discussion led by by DPE Mgr Lynch and Roth. Due to continued erosion along lakefront properties a policy will be developed with owner education at the forefront regarding restoration and stabilization of same. Lake shore owners workshops and a lake shore demonstration site to be developed.

Board directed Lynch to move forward in creation of a Lakes Shoreline Policy for board review in April or May.

10. Correspondence – Board directed Roth to respond to owner.



11. **Owner/Member comments:** None

12. **Adjournment** – Motion to adjourn at 7:37 pm by Bailey, 2<sup>nd</sup> Moore. Passed.

Respectfully submitted by *Ericka Bailey*  
Ericka Bailey, Treasurer

*Candace Selk Barnes*  
Candace Selk Barnes, Recording Secretary