



**Board of Directors Regular Meeting**

**April 11, 2024 6pm**

**Pagosa Lakes Administration Building**

**MINUTES**

**Board Attendees:** Dan Mayer-President  
Ericka Bailey-Treasurer  
Monty Whitman-Secretary  
**Directors:** Wade Lundy, Patrick Moore  
**Via Zoom –** Sasha King  
**By Proxy** Lars Schneider-VP

**Staff:** Allen Roth GM, Katie Benoit CT,  
Keith Cramer DCS,  
Jen Pitcher, Lifestyles

**Candace Selk Barnes, Recording Secretary**

**Owners/Visitors:** L. Moore and VIA Zoom Auditor

1. **Call to Order at 6 pm** by President Mayer with reminder that no audio or video recording is allowed.
2. **Verification of Quorum** by Board Secretary Whitman
  - a. Approval of Agenda Motion to approve agenda by Bailey, 2<sup>nd</sup> Lundy. Passed.
3. **Approval of the minutes** Motion to approve the March 14, 2024 Regular Meeting of the Board Minutes by Bailey, 2<sup>nd</sup> Lundy. Passed.
4. **Disclosures of Conflicts - NONE**
5. **Owner/Member comments: NONE**
6. **Staff Reports:**
  - a. General Manager's Report – GM Roth shared cell tower project progressing, he met with surveyors – driveway to be cleared of brush. Update on Bear-Human Conflict trash containers have been distributed by PLPOA staff.
  - b. Treasurers Report per Bailey. CD's maturing the end of May. All agreed a nice summarization by Auditors and thanks to CT Benoit for her continuing great work.
  - c. Department of Property & Environment Report- as submitted by Lynch. Roth stated fish stocking for all lakes is upcoming.
  - d. Department of Recreation Amenities Report – as submitted by Graham.
  - e. Department of Community Standards Report -as submitted by Cramer. Short discussion led by Mayer regarding STR reporting by county and change to new software, Cramer stated our owners are consistently submitting forms.
  - f. Lifestyle Report- as submitted- Pitcher reported County wide BIG Spring Clean happening May 3 and 4. Clubhouse is booked every weekend thru mid October. Summer Newsletter deadline approaching, with Call for Annual meeting and Board election.

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

7. **There are 3 lot Consolidations up for review** Motion to ratify each of the 3 lot consolidations by Bailey, 2<sup>nd</sup> Lundy. Passed.

**8. Committee Reports:**

- a. ECC Liaison Report March 2024 Meeting Minutes- Bailey stated cudo's to ECC members for extra effort put forth of the influx of CDC applications for new homes.

- b. Garden Committee – Update by Pitcher -Committee will be meeting every Thursday during growing season, quarterly with PLPOA liaison, all beds have been rented for a \$500 total income. Garden closest to admin building will once again be for Food Coalition use.

Motion to approve both Committee Reports by Whitman, 2<sup>nd</sup> by Moore. Passed.

**9. Unfinished Business**

- a. 2023 Auditor Presentation via Zoom – Auditor stated appreciation to Roth and Benoit.

Motion to approve and accept Auditors Report by Whitman, 2<sup>nd</sup> by Bailey. Passed.

- b. Memorandum of Understanding – Youth Athletic Field & Youth Sports & Activities Standing Committee Roth reported that County attorney still reviewing MOU. Charter for new standing committee has been created. Discussion regarding county commitment. Roth will present a Chairperson for Board approval at May meeting.

Motion to approve Charter for Youth Sports & Activities Committee as written by Bailey, 2<sup>nd</sup> by Moore. Passed.

- c. Lake Shoreline Policy – GM Roth started draft policy will be presented at May meeting for Board review.
- d. PLPOA Properties obtained through Delinquency- Roth reported huge response, the highest bidders are listed on sheet in board packets.

Motion to accept highest bidder by Whitman 2<sup>n</sup> by Moore. Motion to amend to include giving Roth authorization to offer to next highest if first bid falls thru by Bailey, 2<sup>nd</sup> by King. Passed.

Motion to move funds received from said sales to Capitol Improvement by Whitman, 2<sup>nd</sup> by Moore. Passed.

**10. New Business**

- a. Pine Needle Pick-up Service Contract. G&I submitted only bid to keep this amenity intact which will be in a new format splitting the association into 4 (four) Zones with monthly pickups.

Motion to approve G&I bid by Whitman, 2<sup>nd</sup> by Bailey. Passed.

- b. Trail Re-paving Contract. Two bids received both considerably over budget. Lengthy discussion ensued regarding budgeting for projects. Issues around subgrade stabilization or not discussed as well. Bid will need to be adjusted or scaled back with linear footage.

Motion to award Trail Re-paving to Hutchison with adjustment to stay within budget of \$180K by Lundy, 2<sup>nd</sup> by Whitman. Passed.

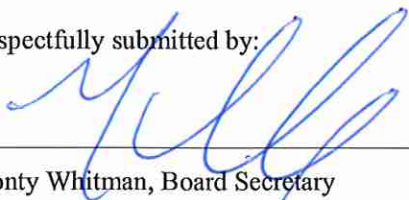
- c. Trail & Parking Lot Seal Coating Contract. One bid received from PAP.

Motion to accept PAP bid of \$57K by Whitman, 2<sup>nd</sup> by Lundy. Unanimous.

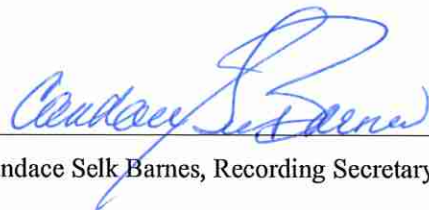
**11. Owner/Member comments: NONE**

**12. Adjournment – Motion to adjourn at 8pm by Whitman, 2<sup>nd</sup> by Moore. Passed**

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary