



Board of Directors Regular Meeting
July 11, 2024 6pm
Pagosa Lakes Administration Building
AGENDA MINUTES

Board Attendees: Lars Schneider-Vice President Monty Whitman-Secretary Ericka Bailey-Treasurer Directors: Sasha King & Pat Moore Voting by Proxy: Wade Lundy	Staff: Allen Roth-GM, Katie Benoit-CT, Larry Lynch-DPE, Keth Cramer-DCS, Ryan Grahm-RA & Jen Pitcher-lifestyle Jenifer Pitcher- Recording Secretary
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Owners/Visitors: Linn Moore, Richard Larsen, Carol Larsen, Richard Berry, David Pehle, Shane Prince, and Toby Tollefsen

1. **Call to Order** at 6:00 PM by Schneider.
2. **Verification of Quorum** by Board Secretary Whitman.
3. **Board Resignation:** *Motion to accept the board resignation of Dan Mayer effective at 5 PM, June 14, 2024, by Bailey, seconded by Moore. Passed unanimously.*
4. **Approval of Agenda:** *Motion to approve the agenda by King, seconded by Bailey. Passed unanimously.*
5. **Approval of Minutes:** *Motion to approve the minutes of the June 13, 2024 Regular Meeting of the Board by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)*
6. **Disclosures of Conflicts:** None.
7. **Owner/Member Comments:**
 - **David Pehle of 5 Port Ave:** Inquiry about allowing chickens in PLPOA.
 - **Carl Larsen of 1484 Hills Cir:** Questions about the gym's duration on the finance schedule, the number of Wyndham units, the line item for Wyndham assessments, and PLPOA's current projection timeline.
 - **Shane Prince of 122 Mosswood Dr:** As Wyndham General Manager, expressed issues with the percentage Wyndham pays versus its usage. Noted 13,400 Wyndham vs. 38,910 PLPOA members, with Wyndham contributing 43% of current membership income.
 - **Toby Tollefsen of 706 Buttress:** Question regarding kids' access to the gymnasium for PLPOA members vs. non-owners.
8. **Staff Reports:**
 - a. **General Manager's Report:** Submitted by GM Roth, who updated on the MOU with the County regarding the sports field, which arrived just hours before the meeting.
 - b. **Treasurer's Report:** Submitted by Benoit and reported by Bailey.
 - c. **Department of Property & Environment Report:** Submitted by Lynch.
 - d. **Department of Recreation Amenities Report:** Submitted by Graham.
 - e. **Department of Community Standards Report:** Submitted by Cramer.
 - f. **Lifestyle Report:** Submitted by Pitcher, informing the board of a new partnership to offer curbside composting services to PLPOA members.

Motion to approve Staff Reports by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)



9. **Lot Consolidations:** *Motion to ratify all four Archuleta County approved consolidations by Bailey, seconded by Whitman. Passed unanimously.*

10. **Committee Reports:**

- a. **ECC Liaison Report:** June 2024 Meeting Minutes by Bailey.
- b. **Parks and Trails Report:** By Lynch.
- c. **Finance Committee Report:** Presented by Benoit and Roth, including the appointment of Adam Blocki as Chair.

Motion to accept Committee Reports by King, seconded by Whitman. Passed unanimously. (Lundy approved via proxy)

11. **Unfinished Business:**

- a. **Wyndham - Rec Center:** GM Roth met with interim Wyndham GM Shane Prince, who requested a 2025 projection. The task group (Roth, Benoit, Graham, and the Finance Committee) presented a \$15 dues increase and a 5% rec use fee for 2025.
- b. **Capital Improvement Schedule & Funding:** Updates prioritized for the upcoming budget planning season. Meeting needs to be scheduled to review the capital improvement plan.
- c. **Ballot Items:** Brief review of the approved survey to be on the ballot.
- d. **Resolution 2024-03:** *Motion to accept Resolution 2024-03 to update PPP to comply with HB-24-1091 by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)*
- e. **Resolution 2024-04:** *Motion to accept Resolution 2024-04 to update the Collection Policy to comply with HB-24-1233 by Whitman, seconded by Bailey. Passed unanimously. (Lundy approved via proxy)*

12. **New Business:**

- a. **Archery Range Location:** Preliminary awareness of entry changes due to gravel vs. paved road. Request made for range layout, dimensions yardage etc.
- b. **Annual Meeting Agenda:** *Motion to approve the Annual Meeting Agenda by King, seconded by Bailey. Passed.*
- c. **Vacant Board Position:** Zane Kraetsch appointed to replace Dan Mayer and serve the remainder of his term through 2026, following a vote during the executive session.

13. **Owner/Member Comments:**

- **Rich Berry:** Asked for clarification on the 15% equity regarding the gymnasium vote.
- **Carol Larsen:** Inquired about the projection length of the current plan, clarified as 10 years vs. the previous 30 years.

14. **Adjournment:** *Motion to adjourn at 7:08 PM by Bailey, seconded by Whitman. Passed unanimously.*

Respectfully submitted by:



Monty Whitman, Board Secretary



Jenifer Pitcher, Recording Secretary