



Board of Directors Regular Meeting

August 8, 2024 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Lars Schneider-President by PROXY Staff: Allen Roth- GM, Katie Benoit – CT,
Sasha King-Vice President Larry Lynch-DPE, Keith Cramer-DCS
Ericka Bailey-Treasurer by PROXY Ryan Graham-RA
Monty Whitman-Secretary Jen Pitcher-Lifestyles
Directors- Zane Kraetsh, Wade Lundy and
Patrick Moore Recording Secretary – Candace Selk Barnes

Owners/Guests: Linn Moore, Steve Chaney, Kurt Raymond, Dennis Medina

1. **Call to Order** at 6:00 pm by VP King with reminder no audio or video recording allowed.
2. **Verification of Quorum** by Board Secretary Whitman
 - a. Approval of Agenda – Motion by Whitman and 2nd by Lundy to approve agenda. Passed
3. **Approval of the minutes** – Motion to approve July 11, 2024 Regular Meeting of the Board Minutes by Moore, 2nd Whitman. Passed.
4. **Disclosures of Conflicts:** NONE
5. **Owner/Member comments:** Open discussion regarding costs, funding, use clarification of the proposed gymnasium and all purpose field between Owner Moore, owner/members of the Parks & Trails Committee listed above, Board and staff members.
6. **Staff Reports:**
 - a. General Manager’s Report- as submitted by Roth
 - b. Treasurers Report – as submitted by Benoit.
 - c. Department of Property & Environment Report as submitted by Lynch.
 - d. Department of Recreation Amenities Report as submitted Graham.
 - e. Department of Community Standards Report as submitted by Cramer.
 - f. Lifestyle Report as submitted by Pitcher.

Motion to approve Staff Reports as presented by Lundy, 2nd Moore. Passed.

7. There are 2 land use and 5 lot Consolidations up for review

Motion to approve both land use and all 5 consolidations as presented by Lundy, 2nd Whitman. Passed.

8. Committee Reports:

- a. ECC Liaison Report July 2024 Meeting Minutes-Motion to accept by Moore, 2nd Whitman. Passed.
 - Motion to appoint David Rosandich to ECC by Lundy, 2nd Moore. Passed.

9. Unfinished Business

- a. Capital Improvement Schedule & Funding In review of the discussions from the work session, an updated Capital Improvement Plan was presented and approved.

Motion to approve by Whitman, 2nd King. Passed.

- b. Memorandum of Understanding – Youth Athletic Field & Youth Sports – no update from County atty, discussion by members of board and GM regarding adding some language section 4. GM to determine if necessary.

c. Resolution 2024-05-Update Rules & Regs to comply with SB 24-134.

Motion to accept said Resolution by Moore, 2nd Lundy. Passed.

d. Archery Range location. GM Roth reports a change of access to site off Bonanza instead of Trails Blvd.

10. New Business

a. Resolution 2024-06 Confirming Depository

Motion to approve by Lundy, 2nd King. Passed.

b. Contract award – Rec parking lot.

Motion to award contract to PAP by Whitman, 2nd Moore. Unanimous with proxies.

Discussion regarding the of addition of asphalt to contract and funding possibilities.

Motion to add asphalt using surplus 2024 funds not to exceed \$100K to PAP contract by Whitman, 2nd Lundy. Passed.

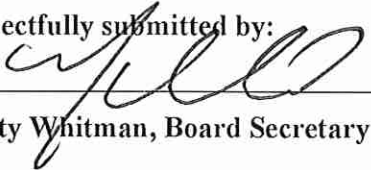
11. **Owner/Member comments:** Owner Raymond asked for time frame of gymnasium build and vote by owners.

Owner Medina clarified that if budgeted funding for same goes above; additional financial need go to owners with increase in dues or special assessment.

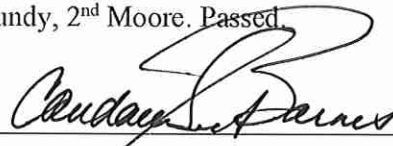
12. Correspondence- NONE

13. **Adjournment** – Motion to adjourn at 7:20 pm by Lundy, 2nd Moore. Passed.

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary