



**Board of Directors Regular Meeting  
March 13, 2025 6pm  
Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Sasha King-VP

Ericka Bailey-Treasurer,

Directors: Ben Garcia, Zane Kraetsch and  
Wade Lundy

Absent: Lars Schneider & Monty Whitman  
NO Proxies

Staff: Allen Roth-GM, Katie Benoit-CT

Larry Lynch-DPE, Chris Simpson-DCS

Ryan Graham-RA, Jen Pitcher-Lifestyles

Candace Selk Barnes-Recording Secretary

**Owners/Guests:** B & D Munro, R. Larsen, L. Smith, K. Raymond, R. Berry, N. Isley and L. Lee  
Via ZOOM: T. & D. Frank, A. Dilione, W. Nell, R. Benoit, L Robinson, J Rivas, S Yount, HL, M&M,  
M Crispell, R. Harper, & P. Moore

1. **Call to Order at 6:04 pm by Vice President King**
2. **Verification of Quorum by Board Treasurer Bailey (Acting Secretary)**
  - a. Approval of Agenda \*Motion to approve Agenda by Bailey, 2<sup>nd</sup> Lundy. Passed.
3. Approval of the Minutes \* Motion to approve February 13, 2025 Regular Meeting of the Board Minutes by Lundy, 2<sup>nd</sup> Bailey. Passed.
4. **Disclosures of Conflicts: NONE**
5. **Owner/Member comments:** Owner Berry asked where Staff Reports can be found. Answer-Website. Owner Dilione asked since Gym was defeated would '23 Survey Results be addressed. Response: No, it was a community interest survey not an action plan. Owner Raymond asked if Gym vote results were published. Answer-Yes on Website, Pagosa Sun, and Pagosa Daily Post. Owner Lee asked where the "500K" goes. Answer-remains in Capitol Fund.
6. **Staff Reports:**
  - a. General Manager's Report -as submitted by GM Roth, he added the annual audit completed and results will be presented at April 10, 2025 BOD Meeting.
  - b. Treasurers Report – Bailey reported "all investments are good"
  - c. Department of Property & Environment Report – Lynch shared a "surprise" stocking of 12"-14" rainbows in Lake Pagosa and Forest. Brush site will most likely open earlier than last year, and greenbelt mitigation will be partially state funded and focus on Chris Mtn & Trails tracts.
  - d. Department of Recreation Amenities Report-as submitted by Graham.
  - e. Department of Community Standards Report – as submitted by Simpson.

- f. Lifestyle Report – as submitted, upcoming Easter Carnival twist on prior full breakfast with Easter Bunny and egg hunt. Spring/Summer Newsletter deadline approaching for department articles submission.

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

**7. There is 1 lot Consolidation for review as a formality; Archuleta County has already approved.**

Motion to accept Lot Consolidation by Kraetsch, 2<sup>nd</sup> Garcia. Passed.

**8. Committee Reports:**

- a. ECC Liaison Report February 2025 Meeting Minutes presented by Liaison Lundy.

Motion to accept ECC Report and Minutes by Kraetsch, 2<sup>nd</sup> Garcia. Passed.

- b. Garden Committee Notes – in packet.

**9. Unfinished Business**

- a. Reserve / Capital funds – 2024 Surplus – *in Managers Report*

- i. Move 2024 surplus funds to either Reserve or Capital - Board designates the surplus funds; discussion regarding reserves and capitol and possibility of splitting funds into each..

Motion to move all surplus funds to Capital by Kraetsch, 2<sup>nd</sup> Garcia. Passed.

- ii. Additional non-budgeted Reserve Funds- Roth GM made the Board aware of a couple non-budgeted Reserve items. The repair of the west gable end of the Rec Center and need to purchase additional CBUs.

- b. Settlement Agreement for South Village Lake Boat Ramp – *in Managers Report* – Roth GM stated MOU signed. Settlement and easement agreements being reviewed by both attorneys; and should be wrapped in in next few weeks.

- c. Fire Hydrant Inspections – GM Roth brought lack of hydrant inspections to the attention of Commissioners at last Joint Session. A partnership between PAWSD, Town, County and Fire District will develop an action plan. PAWSD ultimately responsible and will provide training, PLPOA DPE and DCS staff will be trained to assist in exercising valves.

**10. New Business**

- a. Resale of 64 Durango Court – Roth reported no takers in Sherriff's Sale and property returned to PLPOA. Roth has received an offer of \$15K.

Motion to accept offer of \$15K by Bailey, 2<sup>nd</sup> Lundy. Passed.

- 11. **Correspondence** – Owner Zoomed in and reason for 3X multiplier for STR's annual dues and where the line item for those funds is found. Roth explained history of rationale and that the STR dues are distributed throughout the budget just like all annual dues.

- 12. **Owner/Member comments:** Owner Larson congratulated the DCS permit enforcement staff and when the field is scheduled to be built. Owner Isley expressed appreciation of trails expansion but stated fire mitigation MUT be the priority. Owner Lee also appreciated continuing focus on Fire Mitigation and suggested a look/see at the survey currently being taken by Summit County officials regarding same with coordinating agency efforts.

- 13. Motion to Adjourn at 7:46pm by Kraetsch, 2<sup>nd</sup> by Garcia. Passed.

Respectfully submitted by:

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Ericka Bailey, Acting Board Secretary

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Candace Selk Barnes, Recording Secretary