



Board of Directors Regular Meeting

April 10, 2025 6pm

Pagosa Lakes Administration Building

MINUTES

Board present: Lars Schneider-President
Sasha King-VP, Ericka Bailey-Treasurer
Monty Whitman-Secretary
Directors-Ben Garcia, Zane Kraetsch,
& Wade Lundy

Staff: Allen Roth-GM, Katie Benoit, CT
Heather Lundy-Accounting,
Ryan Graham-RA, Chris Simpson-DCS,
Jen Pitcher- Lifestyles
Candace Selk Barnes-Recording Secretary

Owners/Guests: C. Schanzenbaker, T & D Frank, A. Blocki, A. Jones, L. Lee, M. Bailey, L. Smith, M. Mochalski, J & L Jenkins, K. Welch, S & R Schwartz, J. Bodah, S & B Landreneau

- 1. Call to Order at 6:09 pm by President Schneider**
- 2. Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda * Motion to approve Agenda by King, 2nd Bailey. Unanimous.
- 3. Approval of the Minutes * Motion to approve March 13, 2025 BOD Minutes by Bailey, 2nd Whitman, Passed.**
(Schneider abstained-not in attendance 3/13/25)
- 4. Disclosures of Conflicts:** E. Bailey recused self from vote appointing new ECC Member (her spouse).
- 5. Presentation of Audit via ZOOM – McMahan & Associates:** There was one requested change regarding the other revenue line item. It was asked to break out the gains and losses from other revenue. The Board agreed to approve the audit at the May meeting after the change was made.
- 6. Owner/Member comments:** C. Schanzenbaker shared handout, D. Frank requested GM written report be available to owners, Schneider replied he will look into it as GM Report has confidential legal and staffing updates. K. Welch shared handout regarding the benefits of a steam sauna to be installed at Rec Ctr. Schnieder encouraged Welch to join Rec Ctr Committee as well.
- 7. Staff Reports:**
 - a. General Manager's Report -As submitted. Roth additionally shared CT Benoit has accepted a position with an accounting firm enabling her to work remotely. Heather Lundy has been promoted to fulfill the position. PAWSD has hired a 3rd party contractor to testing hydrants throughout the entire community; anticipates completion within 12 weeks. Fiber installation within PLPOA beginning south of Hwy 160 and soon on north side from Hatcher to CMII.
 - b. Treasurers Report – as submitted. Board Liaison Baily and Finance Chair Blocki shared Investment Committee met and proposed Reserve & Capitol CD's rolling over to higher yield, investing to affirm financial diversity quarterly.

Motion to approve Investment Committee recommendation by Baily, 2nd by Whitman. Unanimous.

- c. Department of Property & Environment Report as submitted by Lynch (on vacation) Highlights by GM Roth: Fishing is great with recent stocking in all four lakes.

- 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 by Pitcher. Reminded all that Board applications are due by 5:00pm Monday, May 12 for the two openings.

Motion to accept Staff Reports as submitted by Lundy, 2nd King. Unanimous.

8. Committee Reports:

- a. ECC Liaison Report March 2025 Meeting Minutes by Liaison Lundy

Motion to accept Committee Report as submitted by Whitman, 2nd King. Unanimous.

- b. Appointment of New ECC Member – Michael Bailey.

Motion to approve appointment of owner Michael Bailey to the ECC as a Volunteer Committee member by Lundy, 2nd Garcia. Passed. E. Bailey recused.

9. Unfinished Business

- a. 2024 Audit Report – Final to be ready for acceptance at May 8, 2025 BOD Meeting.
- b. Settlement Agreement for South Village Lake Boat Ramp. Roth reported the Easement & Settlement Agreement with MTB are waiting to be finalized for the South Village Lake Boat Ramp.
- c. Site Plan – Mailboxes Heather & Monument - Open discussion regarding two proposed locations, with third option presented of moving boxes to the Cloud Cap cluster. Attendees were enthusiastic regarding Cloud Cap option.

Motion to install mailboxes per majority of Owners present at Cloud Cap cluster by Schneider, 2nd Lundy. Unanimous.

- d. Fire Hydrant Inspections – Roth updated that PAWSD has contracted a third party for inspection of hydrants.

Addendum: King inquired about availability of plans for evacuation/shelters by the County Emergency Management Team. Schneider to follow up.

10. New Business

- a. Pine Needle Pick-up Contract – Review of three bids. Discussion ensued; importance of friendly earth option and sustainability. Several owners agreed.

Motion to award 2025 PNPU contract to Table to Farm by Schneider, 2nd King. Passed. Kretsch recused self (friend of one of the bid contractors).

- b. Use Agreement – PLPOA Property – Discussion regarding the installation of covered MET covered bus stop at Cloud Cap cluster box area including consideration of signage. Transportation Authority has made changes to lease per PLPOA legal recommendations.

Motion to approve Lease Use Agreement by Lundy, 2nd Bailey. Unanimous.

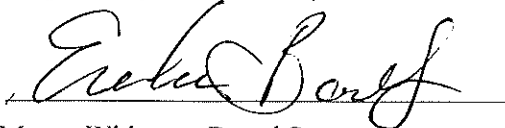
- c. Pinon Lake Service Agreement – pertaining to Pinon Lake owned by Wyndam/Golf Course – PLPOA DPE Mgr. L. Lynch to provide his expertise to mitigate the years of stinky fermented water used for irrigation for by both entities effecting PLPOA homeowner's quality of life.

A Pinon Lakes three-way Service Agreement is being reviewed by Roth, Wyndam and PS Golf Club in which Wyndam and PS Golf Club will pay the PLPOA Maintenance crew for the mitigation work.

11. **Owner/Member comments:** T Frank thanked PLPOA for solar installation at mailbox cluster, L. Smith thanked board for actively engaging in mail box cluster move.

12. **Motion to Adjourn at 7:55 pm by King, 2nd Lundy. Unanimous.**

Respectfully submitted by:



~~Monty Whitman, Board Secretary~~

ERicka Bailey, Board treasurer



Candace Selk Barnes, Recording Secretary