



**Board of Directors Regular Meeting**

**May 8, 2025 6pm**

**Pagosa Lakes Administration Building**

**MINUTES**

**Board Attendees:** Lars Schneider-President

**Ericka Bailey-Treasurer**

**Directors- Ben Garcia, & Wade Lundy**

**Staff: Allen Roth- GM, Heather Lundy- CT,**

**Larry Lynch-DPE, Ryan Graham-RA,**

**Chris Simpson-DCS**

**Recording Secretary-Candace Selk Barnes**

**Owners present: S & B Landreneau, N. Isley, M. Crispell, C. Schanzenbaker, L. Lee, S. Shrader, P. Zeman, T & D Frank, E. Johnson – via Zoom: P. Knudson, J. Danvir, D. Mayer**

1. **Call to Order** at 6:13 pm by President Schneider. (late due to tech difficulties)
2. **Verification of Quorum** by Board Treasurer Bailey. Director Lundy then made a Motion to accept the resignation of Zane Kraetsch as he is moving out of the area and unable to fulfill his duties. 2<sup>nd</sup> by Bailey. Passed.
  - a. Approval of Agenda \* Motion to approve Agenda with the addition of item 11.a. Executive Session to review one of two applications to board vacancy election received to date (the other application was from Bailey running for re-election) for possible appointment to fill irregular vacancy for remainder of term with resignation of Kraetsch by Bailey, 2<sup>nd</sup> Garcia. Passed.
3. **Approval of the Minutes** \* Motion to approve April 10, 2025 Regular Meeting of the Board Minutes by Lundy, 2<sup>nd</sup> Bailey. Passed.
4. **Disclosures of Conflicts:** NONE.
5. **Owner/Member comments:** D. Frank requested Schneider's follow up from last month for clarification on why full GM Report is not available to owners. Schneider replied that GM reports in corporations/businesses are normally for board members review only; due to updates regarding pending or forthcoming legal, personnel issues or other sensitive material. Owner Frank also asked for tattered Admin flag to be replaced. Lynch replied "consider it done". Owner Lee stated Vets for Vets would respectfully dispose of flag. Owner T. Frank suggested a synopsis of the GM Report for owners with proprietary info not included. VIA Zoom: Owner Knudson voiced concern with mailbox site on N. Pagosa/Edgewater. Lynch replied that pad had been paved a couple of years ago to alleviate muddy conditions. Owner also stated that non-PLPOA folks took advantage of Dumpster Days. DCS staff were checking random ID's and unfortunately there were folks that did not abide by "Owners ONLY". Owner J. Danvir had suggestions for this evenings' ZOOM interaction.
6. **Staff Reports:**
  - a. General Manager's Report – GM Roth shared Joint Session with Archuleta County Commissioners is currently scheduled for Monday, May 19 5:30pm here. Schneider stated the MOU (Memorandum of Understanding) with the County for the all-purpose field may be in jeopardy with the upcoming change to By law ballot item; PLPOA's financial obligation would be scrapped if change is voted "in."
  - b. Treasurers Report by Bailey, Expressed thanks to Heather, new comptroller. Heather took over position during challenging times with assessment due date and training her own replacement. April financials are currently being reconciled.

- c. Department of Property & Environment Report- as submitted by Lynch, not much to add other than fishing is fantastic. He will share more info in June regarding PAWSD planned drainage of Pagosa Lake in late fall 2025.
- d. Department of Recreation Amenities Report- as submitted by Graham. Proceeds from upcoming Laser Light Show May 24 will benefit the PLPOA Porpoises Swim Team.
- e. Department of Community Standards Report- as is by Simpson. Department staff continue to engage and educate owners.
- f. Lifestyle Report – as submitted. Barnes reminded all of Saturday’s Community Garage Sale at clubhouse and that Board of Director applications to fill two vacancies are due no later than 5 pm Monday, May 12.

\*Motion to accept Staff Reports as presented by Lundy, 2<sup>nd</sup> Garcia. Passed. Staff in attendance excused by Schneider.

## **7. Committee Reports:**

- a. ECC Liaison Report April 2025 Meeting Minutes by BOD Liaison Lundy – as submitted. 169 permit applications submitted YTD of which 167 have been approved. i Lot line adjustment adjoining a portion of a property not owned by the same owner, plat adjustment is needed.

\*Motion to approve lot line as submitted by Bailey, 2<sup>nd</sup> Garcia. Passed.

- b. Parks and Trails Report presented by Lynch. Committee continues to update the 2013 Master Plan and draft will be submitted with June Board Report for review.

\*Motion to accept Committee Reports as presented by Bailey, 2<sup>nd</sup> Lundy. Passed.

## **8. Unfinished Business**

- a. 2024 Final Audit Report which was presented at March BOD Meeting by McMahan & Associates has been adjusted with breakout of “other revenue” gains/losses per Board request. Note: The Final Audit will be posted to the PLPOA website along with all financials.

\*Motion to accept 2024 Final Audit with revisions by Bailey, 2<sup>nd</sup> Garcia. Passed.

- b. Settlement Agreement for South Village Lake Boat Ramp – Roth reported no progress; west boundary line is the issue of stall in negotiation.

## **9. New Business**

- a. Greenbelt Fire Mitigation Contract – Roth provided spreadsheet of the 5 tracts to be mitigated this summer. Three contractors submitted bids on each tract and reviewed by Board. 50% of costs will be covered by state funds. Note: four-foot logs will be available to owners for firewood.

\*Motion to award Greenbelt Fire Mitigation/mastication contracts to Vance & Bernard on all but one tract going to San Juan Arborist which is for Tracts AA & G for the removal vs mastication of several hundred trees by Lundy, 2<sup>nd</sup> by Garcia. Passed.

- b. Pinon Lake Service Agreement- Under review by legal. Owner asked what treatment is involved. Lynch responded “aquatic algicide to treat milfoil and reduce biomass”.

c. Proposed Bylaw Changes

\*Motion to accept a petition submitted by Tricia & Dave Frank for change to the By Law Article VIII, Section 1a. Enough qualified signatures were received and Legal Counsel reviewed and approved. The petition to change limits capital expenditures to \$500,000 without going to owner vote with an annual increase equal to the CPI the preceding year plus 1%. The proposed bylaw change will be placed on ballot for Annual Meeting by Bailey, 2<sup>nd</sup> Garcia. Passed.

Bailey proposed another option for consideration for By Law change, same article, same section. This change would add item C capping the current 12% funds moving from operating to capitol therefore limiting board spending. Her option was based on the potential that the petitioned bylaw change request would allow the board to approve any number of projects under \$499K during any fiscal year without going to owner vote, whereas; her proposal would limit the board on the amount of funds to work with and forcing the Board to save and plan for larger projects. Bailey's proposed bylaw change has been reviewed and approved by Legal Counsel.

Lengthy discussion with Q&A and clarification followed; According to the Bylaws Article VII, Section 1a, the Board may propose any By Law changes without petition and signatures of 75 owners. Reserves funds can NOT be transferred to Capitol whereas Capitol funds may be transferred. Besides the two proposed bylaw changes, owners will have a third option on the ballot for the By Law to remain "as is". The upcoming Summer Newsletter 2025 which serves as Notice to Call will have exact ballot wording for all options and rationale pros/cons for each. Consideration of a presentation Q & A by Board and owners regarding the By Law options prior to vote, TBD.

\*Motion to accept second option of By Law change to be placed on ballot by Bailey, 2<sup>nd</sup> Garcia. Passed.

10. **Correspondence** received from several Owners expressing appreciation of Pine Needle Pickup switch from plastic to composting paper bags.
11. **Owner/Member comments:** Owner Danvir thanked and expressed appreciation to the board for their efforts in a thankless "job". Owner T. Frank requested consideration of a different format for the Annual Meeting increasing more dialogue.

a. 8:15 pm commencement of Executive Session to discuss irregular vacancy to appoint Board Member. Owners and staff dismissed but encouraged to remain in building for result of appointment and adjournment. Executive Session ended 8:30 pm. All owners had left. Only Barnes joined to record the Motion and adjournment.

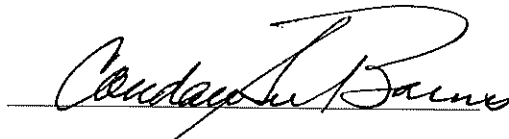
\*Motion to appoint Eric Johnson to Board of Directors to fill remainder of term of Zane Kraetsch by Lundy, 2<sup>nd</sup> Garcia. Passed.

12. **Motion to Adjourn at 8:32 pm by Lundy, 2<sup>nd</sup> Garcia. Passed.**

Respectfully submitted by:



Ericka Bailey-Board Treasurer acting Secretary



Candace Selk Barnes-Recording Secretary