

MEET THE PLPOA

ERICKA BAILEY

RETIRED ARCHITECTURAL LIGHTING DESIGNER



Ericka, her husband Michael and their pup Chloe Nicole retired to Pagosa Springs 7 years ago, leaving the busy Seattle pace for the wonderful peace of nature. Having worked as an Architectural Lighting Designer, it was a natural fit for her to join the Environmental Control Committee (ECC) where she spent 6 years. Filling a midterm vacancy Ericka joined the PLPOA board of directors in 2023, acting as Treasurer for the last 2 years. Community involvement is a priority, along with her PLPOA duties, Ericka also volunteers as the Company Manager for the Thingamajig Theatre here in Pagosa, and is one half of "Alchemy Laser Light Shows" which have been

offering free shows to the PLPOA residents for 4 summers in a row. Even though she is busy she still finds the time to walk in the forest daily and enjoy the wonders of Pagosa. Those who know Ericka know that she is quite the Disney Fan.

JIM GARRETT

ATTORNEY



Jim Garrett and wife Melanie have been property owners in the PLPOA since 2008, and full-time residents since 2015. They are members of Pagosa Springs Rotary, and Jim has been a member of the Rotary Board since 2019. He has additionally served the community as a member of the Board of the Wings Early Childhood Center since 2020, and as a member of the Pagosa Springs Community Development Corporation Board of Directors from 2020 through 2024.

Jim and Melanie are from Pittsburgh, Pennsylvania, where he was a federal prosecutor for 36 years, after 8 years as a Pennsylvania state prosecutor.

Upon first arriving in Pagosa, Jim was a reporter for the Pagosa Springs Sun for a year and a half, reporting on both the County and the town, as well as on High School Sports.

After enjoying his time with the Sun, Jim returned to the practice of law in 2017. From his office in town, Jim represents a wide variety of Pagosans in matters including business organizations, real estate, wills and estates, construction issues, and criminal prosecutions. He has served the PLPOA community as a panel member hearing residents' appeals from community standards violations.

Jim works in his wood shop in the winter, grows vegetables and plants trees in the summer, reads books daily, and hopes for his body to one day again function well enough to enjoy the privilege of skiing at Wolf Creek.

CANDIDATES FORUM

6PM | THURSDAY | JUNE 26, 2025

VISTA CONFERENCE ROOM

230 PORT AVE

IN PERSON AND ZOOM ATTENDANCE OPTIONS

Submit a Question



BOARD CANDIDATES

ALLAN PFISTER

RETIRED



Al has lived in Pagosa Springs on a full-time basis for the past 11 years and has been a property owner within the PLPOA for the past 25 years. Al retired in 2011 after a 31-year career with the US Fish and Wildlife Service, Bureau of Land Management, and US Department of Army as a Fish and Wildlife biologist and Natural Resources Manager. His experience involved working with aquatic and terrestrial plants and wildlife, mainly endangered species, in finding a "balance of meeting the needs and desires of people and conserving our fish and wildlife resources and their habitat".

Since retirement, Al has been a consultant working primarily on aquatic and terrestrial endangered species issues throughout the western U.S. Al is

currently the Chair, and one of the founding members, of the Upper San Juan Watershed. Other boards Al has served on in his time in Pagosa include the San Juan Water Conservancy District (President and Secretary), Southwest Basin Roundtable, Inter-basin Compact Committee, Pagosa Pickleball Club (Vice-President), Weminuche Audubon (President and Board member), and Geothermal Greenhouse Partnership (President and Board member). Al was also the President of the HOA when he lived in Grand Junction, CO. Al is also an Ambassador with Wildfire Adapted Partnership of Archuleta County.

Al enjoys playing pickleball, biking, fishing, hunting, and hiking, skiing and snowshoeing with his wife Kathy. Al's thought process on applying for the PLPOA Board is that if he doesn't like how things are going in a certain area, he needs to get more involved to let his voice be heard. The proposed gymnasium and other associated projects were not in the best interest of PLPOA homeowners. The PLPOA should NOT be serving as a community function, it should be serving the desires of the homeowners of the PLPOA. The Board should be more inclusive and transparent with homeowners about how their money is being spent.

PAUL ZEMAN

SETTLEMENT CONSULTANT



Paul is a three-year resident with over two decades of professional experience in financial consulting and structured settlements. He holds a Bachelor of Business Administration in Finance and Investments from Baruch College and was born and raised in New York. Since 2008, he has lived in Colorado and has called Pagosa Springs home since 2022. Prior to settling there, he owned multiple properties in both Breckenridge and Denver—none of which were part of an HOA. That experience provided a clear perspective on the unique challenges facing both mountain and urban communities. He firmly believes that solving broader community or societal problems is not the role of POA. Paul feels the Property Owners Association's sole purpose should be to enhance the quality of life for its members and increase property values.

He is committed to responsible governance, opposing unnecessary spending, and supporting decisions that directly benefit homeowners. His background has instilled a deep respect for fiscal discipline, careful planning, and transparent decision-making — values brought to his involvement in the property owners association. He has consistently advocated against unnecessary spending, including opposing the costly and impractical gymnasium project. Additionally, he played a key role in drafting a proposed bylaws amendment intended to be decided by a clear up-or-down vote. Unfortunately, the board altered the process in a way that diluted homeowner voices and obstructed the supermajority required to pass the change.

He remains committed to preserving the integrity of governance, ensuring residents are genuinely heard, and that the community is managed responsibly and within its means.