

***Pagosa Lakes Property Owners Association, Inc.***  
**ANNUAL MEETING MINUTES**  
**Saturday, July 27, 2024**  
**Online Voting at 9:00 AM – Meeting at 10:00 AM**  
**Pagosa Lakes Clubhouse, 230 Port Avenue**

**9:00 AM                      Registration, Casting of Ballots**  
**9:55 AM                      Final Call for Ballots**  
**10:00 AM                      Meeting Opening**

1. Call to Order @ 10:03 am – Lars Schneider, Vice-President
  - a. Close Balloting
2. Pledge of Allegiance
3. Welcoming Remarks – Vice-President, Lars Schneider
4. Verification of a Quorum – Secretary Monty Whitman

“The Bylaws of the Association require at least one hundred (100) voting members to establish a quorum. That number may be arrived at through proxy or absentee ballot, as long as at least twenty-five (25) voting members are physically present.

The tally at the close of balloting shows over 1266 members voting either on line, or write in ballot with 48 voting members physically present @ 10:00 am, thereby establishing a quorum.”

The purpose of the meeting is to:

- Vote on two open board positions
- Educate property owners on the general operations of the association and the rights and responsibilities of owners, the association, and the Board of Directors under Colorado law.”

5. Adoption of the Agenda
  - Motion to adopt **Agenda** by Owner R.Hagberg, 2<sup>nd</sup> by Owner S. Wintersteen. Passed. Agenda adopted.
6. Approval of Minutes of Annual Meeting July 29, 2023
  - Motion to approve July 29, **2023 Minutes** by Owner K. Crawford, 2<sup>nd</sup> by Owner D. Bridges. Passed. Minutes approved.

### **OWNER EDUCATION**

1. **HOA Structure, Operations & New Legislation** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC & GM Allen Roth

### **GOVERNMENT**

1. GM Allen Roth Introduction of Board Members, Committee Members and Staff
2. Introduction of Board Election by GM Allen Roth

*Please join us immediately following for the Owner Appreciation BBQ*  
*Thank You for Attending!*

## **BUSINESS**

### **1. Association Financial Report – PLPOA Comptroller- Katie Benoit**

- Motion to carry forward any remaining surplus from 2024 to fiscal year 2025 by Owner R. Hagberg, 2<sup>nd</sup> by Owner W. Lundy. Passed.
- Motion to accept June 2024 Financial Statement by Owner R. Hagberg, 2<sup>nd</sup> by Owner L. Rosczyk. Passed.

### **2. Reserve Study & Capital Projects Overview – GM Allen Roth**

### **3. Review of Legal Actions – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC**

## **COMMUNITY**

### **1. Community Events & Services – GM Allen Roth**

### **2. Committee Reports**

Recreational Amenities  
Lakes and Fisheries  
Parks, Trails & Outdoor Recreation  
Garden Committee  
Finance Advisory  
Environmental Control Committee  
Youth Sports & Activities Committee -Gymnasium discussion

**ELECTION RESULTS:** Lars Schneider, Vice-President stated a total of 1266 votes were cast or 14.3% of PLPOA owners; the results as follows:

944 votes (79%) Monty Whitman, 831 votes (69%) Sasha King. Both candidates re-elected to begin new terms on the Board of Directors.

**PUBLIC COMMENTS:** Several questions directed to PLPOA Attorney Holmes, does firm represents other HOA's (yes-primary focus and clientele), Village Lake accessibility? And costs to date? (currently in litigation-unable to comment). Many comments pro and con regarding proposed multi purpose/gymnasium discussion and packets which were available to all for review. Specific open meetings focused on proposed gym will be held in the upcoming months. Quite a few owners voiced confusion about recent survey about funding options, additional concerns; access by non-owners (no), that county/school district or town should pursue this multipurpose building NOT the PLPOA thru a special assessment. Another contingent of owners expressed their enthusiasm regarding the project; the foresight, increase in property values, recognition of the needs of youth/families and appreciation to the subcommittees for their hard work. Other miscellaneous comments were asked and answered about restrooms; hours open, (24/7) placement on common land and were approved by county and San Juan Public Health. Annual budget/financials – fiscal or calendar year? (calendar – budget process begins every September, owners always welcome to attend monthly BOD meetings to comment) GM Roth also explained that the PLPOA Strategic Plan is a working fluid document which contains standing sub committees, individual department suggestions and owner input gleaned from misc survey results and changes

accordingly to better meet the needs of the PLPOA community.

**ANNOUNCEMENT OF ORGANIZATIONAL BOARD MEETING:** Election of Officers, Board Member Education following the Annual Meeting – taking place in the Vista Conference Room.

**Adjournment**

**Motion moved and seconded to adjourn at 12:47 pm the 2024 PLPOA Annual Meeting. Motion carried.**

**Respectfully submitted:**

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Monte Whitman, Secretary

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Candace Selk Barnes, Recording Secretary

**\*2024 Annual Meeting Presentation available at [PLPOA.COM](http://PLPOA.COM)**

**7/29/2024 Addendum:** Organizational Meeting results of Board Officers election for 2024-2025

President: Lars Schneider  
Vice President: Sasha King  
Secretary: Monty Whitman  
Treasurer: Ericka Bailey

Directors: Wade Lundy, Patrick Moore and Zane Kraetsch