



**Board of Directors Regular Meeting
June 12, 2025 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Lars Schneider-President
Sasha King-VP & Acting Secretary,
Ericka Bailey-Treasurer
Directors: Ben Garcia, Wade Lundy &
Jonathan Turk
Eric Johnson via ZOOM

Staff: Allen Roth- GM, Heather Lundy-CT
Larry Lynch-DPE Mgr, Ryan Graham RA
Chris Simpson DCS Mgr
Jen Pitcher – Lifestyles

Recording Secretary- Candace Selk Barnes

Owners/Guests: J. Sams CDC, R. Berry, R & C Larson, L. Lee, D & T Frank, D. Medina

Via Zoom: L. Smith, S. Bomgaars, K. Benoit, S, Landreneau, other owners logging in /out throughout the evening

1. **Call to Order** at 6:05 pm by President Schneider
2. **Verification of Quorum** by Board VP & Acting Secretary King (appointed during Ex Sess)
 - a. Approval of Agenda – *Motion to approve Agenda by King, 2nd Bailey. Passed
3. **Approval of the Minutes of May 8, 2025 Regular Meeting of the Board.** *Motion to approve by Lundy, 2nd Bailey. Passed.
4. **Accept resignation of Monty Whitman & appointment of Board Member.** *Motion to accept Whitman's resignation by King, 2nd by Lundy. Motion to appoint Jonathan Turk to Board of Directors to fill irregular vacancy with term ending 2027 by King, 2nd Garcia. Lively discussion followed motion regarding Boards' authority to appoint, Roth stated the By Laws are clear that the Board has the discretion to appoint new members. Six of the seven current Board Members had originally been appointed to fill irregular vacancies. Schneider reminded all attendees to be respectful of each other. New member Turk was introduced. Motion to appoint - Passed.
5. **Disclosures of Conflicts: NONE**
6. **CDC Power Point Presentation by Jeff Sams.** Update on Phase 1 – 10 homes built of which 4 have sold therefore Phase II (15 homes to be built) on hold until Phase 1 homes are sold. Owners R. Larson and R. Berry voiced their displeasure that CDC and/or Habitat homes have been constructed in their neighborhood.
7. **Owner/Member comments:** D. Frank questioned the 60 days for ballot items prior to annual meeting, Pitcher clarified the Bylaws clearly state that any proposed bylaw changes must be placed on the ballot by the Board no later 60 days. The Candidate Forum will be held June 26 at 6pm (owners encouraged to attend in person and via ZOOM, Forum will also be recorded and available for viewing on website. Ballots



distributed via email and snail mail June 27. Annual Meeting on Saturday July 26, 2025 beginning at 10 am. T. Frank questioned the need for closed door Executive Sessions and if a notice of items discussed could be made available. Owner P. Knudson questioned the reasoning behind no video or audio recording allowed. GM Roth replied "legal counsel recommended no recordings as they can be technically altered and distributed". Owner S. Landreneau curious about board appointees not required to obtain owner signatures. Roth stated appointments to fill irregular vacancies are not the same as voting procedures to fill a regular term. **COMMENTS were stopped momentarily and President Schnieder requested that owner who was obviously recording meeting via Zoom to cease.** Then speaking as Owner; Schneider expressed his concern with County authorities stating Road and Bridge (R&B) is looking at no longer servicing roads within the PLPOA. Owner Larson disputed that comment. GM Roth shared he had met with County Mgr Harper and that the bottom line is the county is indeed researching no longer maintaining not only PLPOA roads but other subdivisions in Archuleta County. Owner Lee shared a recent conversation with R&B Supervisor Torrez about repaving Pines Drive - Masters in 2026. R&B funds at fiscal year end must be relinquished, not rolled over. Owner C. Larson expressed thoughts of non transparency by R&B over the years, Pitcher agreed that County R&B historically has not shared enough information.

8. Staff Reports:

- a. General Manager's Report- as submitted by GM Roth, most will be covered under New Business.
- b. Treasurers Report- by Bailey. Stands as submitted. Expressed Heather is doing a great job.
- c. Department of Property & Environment Report- by Lynch as submitted only added Kid's Fishing Derby coming up June 21 at Pagosa Lake.
- d. Department of Recreation Amenities Report- as submitted by Graham; pointed out usage had increased substantially since Memorial Day.
- e. Department of Community Standards Report – "As is" by Simpson.
- f. Lifestyle Report – Pitcher restated that Candidate Forum will be held in Vista Conference Room on June 26, ballots go out June 27th and the Annual Meeting is July 26 followed by Owner Appreciation BBQ.
 - i. Newsletter- Summer edition should be in or arriving soon to your mailbox containing the Notice & Call

*Motion to accept Staff Reports as presented by King, 2nd Lundy. Owner D. Frank asked about Joint Meeting with County and status of MOU for proposed all purpose field. Roth replied County had cancelled and rescheduled for August. R. Berry asked if "launchers" could be installed at boat ramps, Lynch replied he'd look into it. Motion to accept reports; Unanimous.

9. **There is 1 lot consolidation up for review, county already approved; this is a formality.** * Motion to approve consolidation by King, 2nd Lundy. Unanimous.

10. Committee Reports:

- a. ECC Liaison Report May 2025 Meeting Minutes-Board Liaison Lundy reported 273 applications received YTD and 270 have been approved.
- b. Parks and Trails Report-Lynch stated Committee has worked hard during the last year to update the 2013 Master Plan acknowledging most projects had been constructed/completed. Others to be rolled over and new projects identified and prioritized. The draft 2025 Master Plan was included in Board packet for review and any comments, suggestions may be sent to Roth.
- c. Youth Activities Committee update by Pitcher, meeting was held after the multipurpose Gymnasium failed to pass by Owner vote. Suggestion to combine the YAC and the Recreation Committee into one. GOCO grant fund process for construction of multipurpose natural turf field should begin soon. Owner Lee asked for cost difference between turf and artificial. \$520K earmarked for turf vs artificial estimates of \$900K -\$1.2 mil. Roth suggested Capitol Improvement plan be updated and priorities determined after annual meeting/board elections.
- d. Garden Committee per Pitcher – meets frequently during summer and members busy maintaining gardens.
- e. Recreation Committee – Board Liaison Schneider-new cardio equipment received, usable space being shifted around to accommodate, also electrical breakers are maxed out need to be upgraded.

*Motion to accept Committee Reports as presented by Lundy, 2nd Bailey. Unanimous.

11. Unfinished Business

- a. Insurance Presentation by Brown & Brown – Q&A followed between representative and board members.
- Motion to obtain Umbrella Policy by King, 2nd Bailey. Unanimous.
- b. Settlement Agreement for South Village Lake Boat Ramp -GM Roth reported that after a year and a half in litigation with MTB for boat ramp access the issue has been resolved.
- Motion to approve the Settlement Agreement for a perpetual easement on South Village Lake Tract A and authorize the payment of \$180K to MTB as part of the Settlement Agreement and funds to be used for improvements on the easement per the agreement. All expenditures to come from the Capital Project Funds by Schneider, 2nd Lundy. Unanimous.

12. New Business

- a. LaPlata Electric Utility Easement Request – reported by GM Roth; LPEA proposes several greenbelt tracts with utility easements and running on Hatcher Lake shorelines be abandoned.



Legal is making changes to proposed request and final will be presented via email to Board or at the July meeting for approval.

- b. Clubhouse – Proposal for use of PLPOA Clubhouse as Command Center and/or Evacuation Center as an “uptown” option in an emergency.

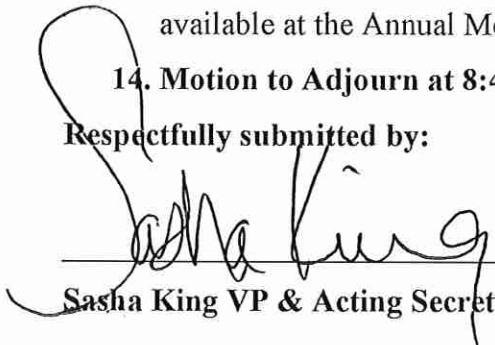
*Motion to approve agreement with Red Cross to using the PLPOA Clubhouse by Bailey, 2nd Garcia. Unanimous.

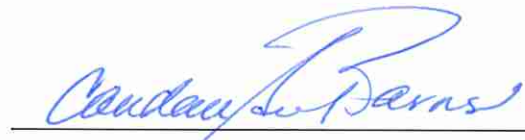
- c. New Legislation update by GM Roth. HB25-1043 will impact the PLPOA to rewrite the current Collection Policy to include “Owner Equity Protection offering information on counseling by October 1, 2025 to be in compliance.

13. **Owner/Member comments:** Owner D. Frank requested clarification on proposed By Law changes and the moving of \$520K in Capital. Money was never moved. Owner T Frank asked the Website Annual Minutes be updated. Owner R. Larson stated cleanup in the 2024 mitigation areas was not completed. Roth stated CO State certified wildfire mitigation inspector reviewed the site and reported it was completed according to all state guidelines. Owner T. Frank asked if subcommittee Meeting dates be available. Pitcher responded committees normally meet quarterly and that a flyer/handout will be available at the Annual Meeting.

14. **Motion to Adjourn at 8:47pm by Lundy, 2nd Bailey. Unanimous.**

Respectfully submitted by:


Sasha King VP & Acting Secretary


Candace Selk Barnes, Recording Secretary