



Board of Directors Regular Meeting
July 10, 2025 6pm

Pagosa Lakes Administration Building
MINUTES

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

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

Owners/Guests: Tricia Frank, Richard Berry, Dave Frank, Richard and Carol Larson, Claudia Matzdorf, Linda Lee
Via Zoom: Blaine Wiles, Joseph Rivas, Leslie, Misty

1. Call to Order

Meeting called to order at 6:07 PM by President Schneider.

2. Verification of Quorum

Verified by VP & Acting Secretary King.

3. Approval of Agenda

Motion to approve by Bailey, seconded by Garcia. Motion passed. Unanimous.

4. Approval of Minutes – June 12, 2025 Regular Meeting

Motion to approve by King, seconded by Bailey. Motion passed. Unanimous.

5. Disclosures of Conflicts

None.

6. Owner/Member Comments

- a) **Richard Berry** noted that PAWSD meetings conflict with PLPOA meetings ten months of the year and asked the board to consider this when scheduling.

7. Staff Reports

- a. **GM Report:** Submitted by GM Roth. Highlights included County responsibility for PLPOA roads.
- b. **Treasurer’s Report:** Presented by Bailey. Noted a minimal increase in delinquencies. Commended Heather Lundy for taking on Comptroller duties.
- c. **DPE Report:** Submitted by Lynch. Noted low lake water levels, 18 new mail cluster boxes, and two new solar lights.
- d. **Recreation Amenities Report:** Submitted by Graham, no additions.
- e. **Community Standards Report:** Submitted by Simpson, no additions.
- f. **Lifestyle Report:** Pitcher reminded everyone of the July 26 Annual Meeting and Owner Appreciation BBQ.

Motion to accept staff reports by King, seconded by Garcia. Motion passed. Unanimous.

8. Lot Consolidation Approvals

Two lot consolidations previously approved by the County.

Motion to accept lot consolidations-by Baily, seconded by Johnson. Unanimous.

9. Committee Reports

ECC Liaison Report: June 2025 minutes noted SFRs down for the year; 15 homes pending with CDC. Legal training for ECC scheduled for July 25.

Motion to accept committee reports by King, seconded by Bailey. Unanimous.

10. Unfinished Business

A. Parks and Trails Master Plan Presentation by Kirt Raymond and Larry Lynch.

Key topics discussed:

- Sasha King asked about return on investment; trails have no revenue, only maintenance costs.
- Ericka Bailey noted some owners dislike trails near their properties.
- Volunteer-built trails were mentioned as a consideration.
- Richard Larson requested paved trails to connect Hatcher to town due to gravel trail limitations.
- Richard Berry asked about the definition of trails, motorized vehicle access, and plowing.
- Linda Lee asked about easements and setbacks.
- Larry Lynch clarified these are determined by survey.

Plan approved. Motion by Johnson, seconded by Turk. Unanimous.

B. La Plata Electric Easement Request: Still under review.

11. New Business

- a) Collection Policy Legislation: Still under review, not ready for decision.
- b) County Maintenance of PLPOA Roads: Clarified roads are public per plat maps. County received settlement funds for road compliance. PLPOA roads are NOT owned by the Association.
Carol Larson noted the County is in the discovery phase and is proactive.
Linda Lee praised County employee Mike Torrez for his efforts.
- c) **Approval of 2025 Annual Meeting Agenda:**
Tricia Frank suggested roundtable discussions. "Why not change it up?"
GM Roth emphasized required education component, association is being transparent reporting everything that is happening in the association. encouraged committee involvement.

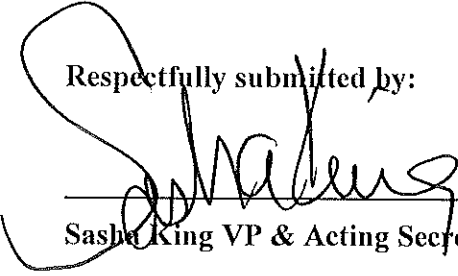
Motion to approve by King, seconded by Johnson. Unanimous.

12. Adjournment

Motion to adjourn at 8:03 PM by King, seconded by Garcia. Unanimous.



Respectfully submitted by:



Sasha King VP & Acting Secretary



Jenifer Pitcher, Recording Secretary