PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

Board of Directors Regular Meeting
August 12, 2025 6pm
Pagosa Lakes Administration Building
MINUTES

Board Attendees: Eric Johnson-President
Jonathan Turk- Treasurer
Directors- Al Pfister, Paul Zeman
Via ZOOM – Sasha King-Secretary &
Ben Garcia-VP

Board: Allen Roth-GM,
Heather Lundy-Comptroller,
Larry Lynch-DPE, Chris Simpson-DCS,
Ryan Graham- RA,
Jen Pitcher-Lifestyles
Recording Secretary- Candace Selk Barnes

Owners present: J. Shugar, T & D. Frank, L. Lee and C. Fitzgerald.

1. **Call to Order at 6:05** pm by President Johnson
2. **Verification of Quorum** by Board Secretary King
   a. Approval of Agenda – Motion to approve Agenda with addition to New Business 10. e. D&O Insurance by Turk, 2nd Pfister. Passed. Motion to allow audio/visual recording of the meetings by Zeman. Discussion followed and will be added to Sept 9, 2025 Agenda under New Business.
3. **Approval of the Minutes** – Motion to approve July 10, 2025 Board Minutes by Turk, 2nd King. Pfister recused self. Passed.
4. **Disclosures of Conflicts** - None

Owner/Member comments – Owner Shugar shared concern over lot consolidation fees. Discussion Q&A ensued and Roth will send new Resolution to Board for review and placement of same on Sept 2025 Agenda. Roth and Shugar to meet and discuss options for payment. Owner Lee expressed her gratitude to all Board Members for stepping up to guide the association. Owner D. Frank questioned un-consolidation fees and water fees by PAWSD. C. Fitzgerald asked if all fire hydrants inspections had been completed. Answer-YES quite some time ago by 2nd party hired by PAWSD.

5. **Staff Reports:**
   a. **General Manager's Report** – Roth shared info from the Oak Fire group meeting held today, 14% contained, hot spots identified. 106 firefighters engaged, air support from Durango and Grand Junction included 31 drops of 80K gallons or retardant, and an additional 100K of water. Many thanks to all involved. Also PAWSD has placed water restrictions on home/business irrigation. In addition PAWSD has begun the draw down of Lake Pagosa to replace sewer lines.

   b. **Treasurers Report-** presented by Turk.

   c. **Department of Property & Environment Report** – as submitted by Lynch. Additionally the 40 acres (Chris Mountain II) closest to Oak Fire had just recently been mitigated and attributed to success of fire fighting efforts. Director Pfiester reminded all in attendance that mitigation funds are available and encouraged owners to due their part. Davis Engineering recently completed the Dam Safety Inspection and reported the 50 years old dams are in good shape. Our Lakes are showing signs of stress (fish and algae growth) due to high temps.

   d. **Department of Recreation Amenities Report** – submitted as is by Graham. Swim lessons have been full, Will be holding community CPR classes, and check-ins were up 2k.

e. **Department of Community Standards Report** -submitted as is by Simpson and that eleven new SFR applications/permits have been approved. Owner Fitzgerald asked for breakdown of that 11 between CDC, Habitat and contractors/owners. Simpson stated he would get that info.

f. **Lifestyle Report** – As is by Pitcher. Triathalon/End of Summer Bash coming up August 23. Info on website and eblasts.

Motion to accept Staff Reports as presented by Turk, 2nd Pfister. Passed.

6. **There are 2 lot consolidation up for review** – Motion to accept both lot consolidations by Zeman, 2nd by King. Passed.

7. **Committee Reports:**

a. ECC Liaison Report July 2025 Meeting Minutes – by Roth. Discussion included update/status on road maintenance by county. PLPOA maintains county responsibility. Turk ~~Someone~~ reminded all that Road & Bridge year end funds are always liquidated and encouraged ALL to attend BOCC meetings to revisit this practice.(Not to liquidate R&B funds).

b. Finance Committee – A. Blocki is stepping down as Chair but will remain on committee.

Motion to appoint Kendall Smith as the Chair of the Finance Committee by Pfiester, 2nd Zeman. Passed.

c. **Lakes & Fisheries Committee** – Lynch reported minutes were included in Board packet. Capitol Improvements suggested "down the road" by committee included additional restrooms at other lakes.

Motion to accept Committee Reports by Pfister, 2nd Zeman. Passed.

8. **Unfinished Business**

a. **LaPlata Electric Easement Request** – changes per legal were made by LPEA and included in packet.

Motion to sign Easement Agreement by Turk, 2nd King. Passed.

b. Collection Policy Update – Recent legislative House Bill added new requirements intent to protect homeowners by sending more notifications by PLPOA effective October 1, 2025. New Collection Policy in packet.

Motion to approve Collection Policy by Turk, 2nd Zeman. Passed.

9. **New Business**

a. 728 Monument Easement- Owner via ZOOM recently had survey done and it shows that 6 ft by 67 ft portion of driveway sits on greenbelt (Home/driveway constructed in 1978). He asked for easement. Discussion followed.

Motion by Pfister asking Roth to request legal draw up such agreement to include owner to pay for liability insurance and all fees. 2nd by Zeman. Nay by King. Passed.

b. Resolution 2025-01– Confirming Depository Relationships – requiring two board signatures to pay bills.

Motion to approve Res 2025-01 by Pfiester, 2nd Zeman. Passed.

c. Reserve Study Update –
Roth reported that it was previously completed in 2022. Our nine (9) governing policies state that the Reserve Study should be updated every 3-5 years. Board needs to decide whether to do it in 2026 according to the Strategic Plan (4th year) or 2027 according to the Governing policy (5th year). Tabled until September 2025 Regular Meeting of the Board for decision and if to include in 2026 Budget process.

d. Capital Improvement Plan Update Process – Board receives recommendations made by committees and the process. Turk suggested focusing on engaging more owners for input thru involvement in subcommittees for projects without increasing financial burdens/costs.

Motion to approve process for the Capitol Improvement Plan. By Pfister, 2nd by Turk. Passed.

e. Addendum -Director/Officer Insurance. Director Zeman had reviewed D&O and shared currently at $2 million whereas $3 Million is required. Roth shared he had rec'd email with premium projections after 5pm today and will share with board via email.

Owner/Member comments: Owner T. Frank thanked all for an enjoyable meeting. Owner C. Fitzgerald requested considering meal tix for Annual Meeting/Picnic for owners attending the meeting as it usually runs past when the picnic starts and food is running out. Owner L Lee asked for clarification for sending out eblast – Pitcher stated eblasts will now go out on Monday's.

10. Motion to Adjourn at 7:40 pm by Pfister, 2nd Zeman. Passed.

Respectfully submitted by:

Sasha King

Sasha King, Secretary

Candace Selk Barnes

Candace Selk Barnes, Recording Secretary