



**Board of Directors Regular Meeting
September 9, 2025 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Eric Johnson-President
Turk-Treasurer, Wade Lundy-Director
& Sasha King-Secretary VIA ZOOM

Excused Absence: Ben Garcia, Al Pfister -NO proxies
Unexcused: Paul Zeman

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

Recording Secretary-Candace Selk Barnes

Owners/Guests: B&D Munro, C. Fitzgerald, J&J Hill, D. Kerns, B. Landreneau, M. Stroud, L. Lee, and
L. Heraty
via Zoom: J Shugar, D. Mayer

1. **Call to Order** at 6:02 pm by President Johnson
2. **Verification of Quorum** by Board Secretary King- (Three members physically present and one via Zoom.)
 - a. Approval of Agenda * Motion to approve Agenda by Turk, 2nd Lundy. Passed.
3. **Approval of the Minutes** * Motion to approve August 12, 2025 Regular Meeting of the Board Minutes by Lundy, 2nd Turk. Passed.
4. **Disclosures of Conflicts: NONE**
5. **Owner/Member comments:** Owner C. Fitzgerald expressed frustration regarding road/street parking, barking dogs and that neighborhoods looking messy with DCS encouragement of neighbors reporting versus inspectors driving around and lack of response to complaints. DCS Mgr Simpson stated he'll be in contact. County is responsible for road parking and animal control for nuisance dogs. Recent state legislation also tied HOA process for complaints/violations. Owner L. Lee also voiced concerns with street and yard parking (no parking pads). GM Roth said he'll bring these issues to an upcoming Joint Session with County Commissioners Board.
6. **Staff Reports:**

- a. General Manager's Report as submitted by GM Roth. In addition to his report; he stated that the 2026 Budget is facing an approximate \$300K plus shortage not within our control. Liability and Health insurance rates are increasing. Liability & Property by \$170K and Health estimates another \$50,000. Wyndam GM Shane Prince had shared that 4 (four) associations (Mtn Meadows, Masters Place, Village Pointe and Elk Run for a total of 82 units) most likely will be dissolved by bankruptcy and will be auctioned off. The loss of revenue to the PLPOA (3x multiplier of dues and Rec Ctr usage) will amount to \$131K. With that loss of revenue and increase of insurance a possible increase in annual PLPOA Assessments could be as high as \$65 per property in 2026. The Finance Committee will meet next week for a reorganization with Kendall Smith as the new Chair.

Owner Kerns commented that she believes once units are sold; no loss of income will be reflected and asked why STR's are penalized with 3x multiplier whereas Wyndam is not. Roth replied Wyndam has ALWAYS had a multiplier and paid additional fees for Rec Ctr usage. Owner Munro requested the board consider trimming other line items versus increase of annual assessments. Owner Mayer stated the 3x STR policy is in place by Resolution.

Roth then stated and Board concurred, his preparation of a line by line status report of the last Strategic Plan (2023) for the boards review for the October 14, 2025 BOD Meeting.

- b. Treasurers Report by Board Treasurer Turk.
 - c. Department of Property & Environment Report as submitted by DPE Mgr Lynch. He added that the PAWSD lowering of water levels about 6 feet at Lake Pagosa has begun so they (PAWSD) may complete work on the sewer lines. Lynch believes 80% of water will remain and refill should begin in October as Stevens Reservoir level look good. The three remaining lakes will be stocked with rainbow trout soon.
 - d. Department of Recreation Amenities Report as is by RA Mgr Graham. Graham shared that the recent membership blitz was hugely successful. A volunteer membership discount has been rolled out and check-in totals for August were 500 more than 2024.
 - e. Department of Community Standards Report as submitted by DCS Mgr Simpson
 - f. Lifestyle Report as is by Pitcher, she shared that her focus will be development of continued in depth communications with owners via rollout of new eblast format and web design per the Marketing Plan Ericka Tlachac Program Development Coordinator at Rec Ctr is now tasked with owner special events.
- Motion to accept Staff Reports as presented by Lundy, 2nd Turk. Passed
7. **There is one lot consolidation and one un-consolidation up for review** – Director Lundy asked why the need to review and vote monthly as the consolidations are approved by the County. Decision to have DCS Manager add consolidations to the ECC monthly report.
8. **Committee Reports:**
- a. ECC Liaison Report August 2025 Meeting Minutes by Board Liaison Lundy: YTD applications received 633 of which 628 were approved, this includes 41 new homes.
 - b. Finance Committee – Roth stated again that the committee will be meeting next Tuesday, September 16 at 10 am with new Chair Kendall Smith – and October 9th will be the first 2026 budget review
 - c. Parks & Trails- DPE Mgr Lynch reported the committee met recently and thanked Board President Johnson for attending with several owners. Recommendations to the board have been compiled and the Updated 2025 Parks & Trails Master plan as well. One idea that has taken off and spearheaded by Johnson was that several natural surface trails be constructed by staff and volunteers to get folks off the roads safely.

*Motion to accept Committee Reports as presented by Turk, 2nd Lundy. Passed.

9. Unfinished Business

- a. 728 Monument Easement -

*Motion to approve easement with expenses to be paid by owners in two installments by Lundy, 2nd Turk. Passed.

- b. Reserve Study Update – tabled at September meeting to bring forth this evening. Governing Policy says to be completed every 5 years.

Motion to defer the Update of the Reserve Study to 2027 by Lundy, 2nd Turk. Passed.

- c. Insurance Policy Update

Motion to ratify the email vote adding \$1M to the D&O Policy by Turk, 2nd Lundy. Passed.

- d. Capital Improvement Plan Update Process – determine/establish timeline.

Motion to receive Committee Plans no later than October 6, 2025 by Turk, 2nd Lundy. Passed

10. New Business

- a. Meeting Recordings – discussion by board.

Motion to uphold policy regarding no video or audio recordings of Board Meetings by Lundy, 2nd by King. Lundy, Johnson and King voted aye, Turk nay. Passed.

- b. Review of Resolution 2023-05 Lot Consolidation – Roth led discussion with sharing history and previous Resolutions in 2016, 2020 and 2023 pertaining to cost to owners of 5 years of dues for one lot. Board members Johnson, Lundy and King stated the Resolutions stand. Owner Shugar argued that PAWSD and County fees are substantially less and PLPOA fee should be absolved. Owner Mayer stated the sot needs to be put into a timeframe perspective regarding the huge savings to the owner. Owner Hill asked how consolidation effects taxes. Answer: Developed lots are taxed at 7% whereas empty or undeveloped lots are taxed at 20% reflecting a substantial savings to owners pursuing consolidation. Owners consolidating lots benefit from tax decrease and paying only one set of dues. Eliminating lot consolidation fee would result in large loss of revenue in budget forcing all owners to pay for those owners consolidating lots. Please note payment plan for 18 months is available to owners.

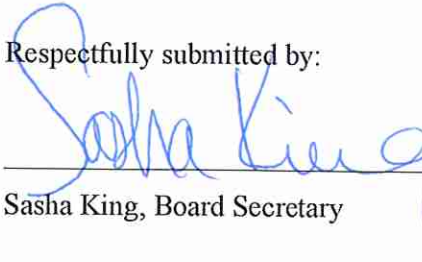
Motion to uphold current Resolution 2023-05 Lot Consolidation by Lundy, 2nd Turk. Passed.

- c. Joint Session Meeting – Commissioners cancelled last meeting - Board requested Roth contact Commissioners to reschedule in October.

11. **Owner/Member comments:** Owner B. Landreneau suggested the additional Rec Ctr parking lot be painted with pickleball court lines. Owner L. Lee reminded Board and Staff that a meeting between Commissioners & contractors regarding changes in Planning Dept is set for this evening. Owner M. Stroud voiced her concern with the overall increase of development and no requirements for parks, asked for small park/playground be developed in East Golf neighborhood. Roth stated usually a County Ordinance is required to set aside land for recreation, he and Turk believed that low cost options may be available for playgrounds in targeted neighborhoods and that this be brought to Parks and Trails Committee for consideration. Owner L. Lee suggested applying for grants and use of volunteers/parents to build said playgrounds. Owner C. Fitzgerald stated that she perceives upfront lot consolidation fee as arbitrary and punitive. Note: Payment plan spread over 18 months is available. Owner Kerns requested info regarding set backs/variances for lake front and golf course properties. Roth stated ECC makes the decisions for individual owner requests, DCS Simpson agreed that those decisions are case by case, and encouraged owners/contractors to come in for preliminary review by ECC.

12. **Motion to Adjourn** at 8:02 pm by Turk, 2nd Lundy. Passed

Respectfully submitted by:



Sasha King, Board Secretary



Candace Selk Barnes, Recording Secretary