



**Board of Directors Regular Meeting
November 11, 2025 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: President -Eric Johnson
VP- Ben Garcia, Secretary-Sasha King,
Director: Al Pfister,
Wade Lundy by Written Proxy to King,
Verbal Proxy: Zeman to Pfister, Turk to Johnson

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

Owners/Visitors: L. Lee, B. Munro
Via Zoom: J. Shugar, K. Hanson C. Fitsgerald

- 1. Call to Order @ 6:05 pm by President Johnson**
- 2. Verification of Quorum by Board Secretary King**
 - a. Approval of Agenda * Motion to approve Agenda by King, 2nd Garcia. Passed
- 3. Approval of the Minutes * Motion to approve October 14, 2025 BOD Minutes by King, 2nd Garcia. Passed**
- 4. Disclosures of Conflicts- NONE**
- 5. Owner/Member comments:** Owner Lee expressed her delight regarding County R&B completing Masters Circle and Handicap to Holiday. Owner K. Hanson asked Board to consider annual assessment impact regarding STR owner fees when working on budget.
- 6. Staff Reports:**
 - a. General Manager's Report as submitted by GM Roth. Encouraged all to attend upcoming School Board meeting regarding two identified sites for new preK-8th school building. One site being in PLPOA at Vista Blvd.
* Director Pfister motioned GM Report be added to Owner packet and that sensitive items regarding personnel, legal etc be in a separate Executive Session GM Report as needed. 2nd by Garcia. Three ayes (Pfister, Johnson and Garcia one nay – King. Passed)
 - b. Treasurers Report by H. Lundy Comptroller- stated several CD's were maturing. Edward Jones recommended reinvestment- NO response had been received by Finance Committee, therefore Lundy appealed to Board for direction.
* Motion to approve to lock in rate for 3mo or 12 month per recommendation by Edward Jones by King, 2nd Pfister. Passed by Board members present.
 - c. Department of Property & Environment Report – as submitted. Lynch reported Lake Pagosa slowly rising and the natural trail development in Trails and Chris Mtn subdivision has begun.
 - d. Department of Recreation Amenities Report as submitted. Graham added numbers down a bit due to shoulder season, Swim Team starting soon. Both gable work and HVAC repairs completed.
 - e. Department of Community Standards Report as submitted by Simpson.



PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

f. Lifestyle Report as submitted by Pitcher. She added a phenomenal response by owners supporting annual Thanksgiving baskets. Sixty three families to receive baskets, additional funds received will make Christmas Lasagna dinners a reality this year as well. Two upcoming art shows, and annual Santa visits are in the works. Deadline for Winter newsletter is approaching.

- Motion to accept Staff Reports as presented by King, 2nd Garcia. Passed by members present and Lundy written proxy.

7. Committee Reports:

- a. ECC Liaison Report October 2025 Meeting Minutes by DCS Mgr Simpson, added notable increase in solar installation.
- Motion to accept ECC Report and Oct 2025 Minutes by Pfister, 2nd Garcia. Unanimous by those in attendance and written and both verbal proxies.

8. Unfinished Business

- a. Capital Improvement Plan Update – Johnson to schedule a 2026 Budget specific Work Session instead of capital improvement work session and announce to Owners via email.
- b. Strategic Plan Update – GM Roth previously prepared a line by line item plan overview. Pfister suggested and board members agreed that a review will be scheduled during the first quarter of 2026.
- c. 2026 Budget Review – GM Roth included alternative Draft B as requested by the Board. A summary sheet was provided listing the changes from Draft A to Draft B, which were included Board packets, available on website and printed copies. Discussion followed. Owner Shugar asked if insurances are shopped and Lundy CT responded “yes, every year”. Roth requested board review both drafts A & B and submit any comments prior to Work Session.

9. New Business

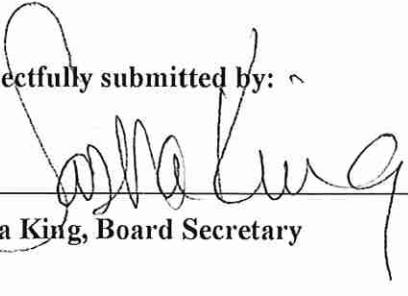
- a. Close Administration Services on December 26 & Jan 2

Motion to approve Admin Services & office closure on Friday Dec 26, 2025 and Friday January 2, 2026 by King, 2nd Garcia. Passed.

Owner/Member comments – Owner C. Fitzgerald encouraged Board to keep increase in annual assessment dues as low as possible. Director Pfister read a statement submitted by Director Zeman pertaining to who breaks board vote ties, and budget.

Motion to adjourn @ 7:25 pm by King, 2nd Garcia. Passed

Respectfully submitted by: ~


Sasha King, Board Secretary


Candace Selk Barnes

Candace Selk Barnes, Recording Secretary