



Board of Directors Regular Meeting  
January 13, 2026 6pm  
Pagosa Lakes Administration Building

MINUTES

Board Attendees: Eric Johnson-President  
Ben Garcia-VP, J. Turk-Treasurer,  
Directors: Wade Lundy,  
Al Pfister, Paul Zeman  
Sasha King-Secretary by written PROXY

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

Owners/Guests: K & R Betts, B. Munro, L. Jeraty and from Habitat for Humanity; M Bergon & L. Ballard.  
Via ZOOM: C. Fitzgerald, K. Hanson

1. **Call to Order** at 6 pm by President Johnson
2. **Verification of Quorum** by Board VP Garcia
  - a. Approval of Agenda \*Motion to approve Agenda by Lundy, 2<sup>nd</sup> Pfister. Unanimous w/King proxy.
3. **Approval of the Minutes**
  - Motion to approve BOTH the December 9, 2025; Executive Session Minutes AND the Regular Meeting of the Board Minutes by Turk, 2<sup>nd</sup> Lundy. Unanimous w/King proxy.
4. **Disclosures of Conflicts** - NONE
5. **Owner/Member comments** - NONE
6. **Staff Reports:**
  - a. General Manager's Report – Roth stated no changes to submitted report, emphasized his gratitude to Sherrie Vick (DCS) for her breadth of knowledge she brought to PLPOA from her years at Arch County. She is retiring March 31, 2026 and will be attending Feb '26 BOD meeting.
  - b. Treasurers Report – by Treasurer Turk. CT H. Lundy requested a motion from board for signature changes to credit card account. Additionally she reported on status of four CD's maturing soon asked Boards preference for length of roll over for each.
    - Motion to add Allen Roth, GM and Heather Lundy CT as business officers to credit card account by Turk, 2<sup>nd</sup> Garcia. Passed.
    - Motion to remove previous employees Katherine Benoit and Leslie Lewis from same account by Turk, 2<sup>nd</sup> Garcia. Passed.
    - Motion to roll over at their maturity dates the following: Emergency Fund \$125K for another 3 months. Reserve \$175K, Capitol \$150K and Operating \$50K for 9 months each by Turk, 2<sup>nd</sup> Pfister. Passed.
  - c. Department of Property & Environment Report – No changes to the report per Lynch. Crew has been working on various outdoor projects with mild weather. Meeting with Davis Engineering soon regarding resurfacing N. Pagosa trail. GM Roth added that Lynch will be attending and accepting on behalf of PLPOA an award from Wildfire Adapted for our continuing mitigation of the greenbelts. Several Wildfire Ambassadors who live within the PLPOA will also be recognized.
  - d. Department of Recreation Amenities Report – Graham conveyed his appreciation to Program Director E. Tlachac for her ability to create and switch up programming from “snow/outdoor” activities to new programs such as Teen Cooking class, additional community CPR classes, Dad/Daughter Dance, Finance



for Teens (filling out FSFA forms etc.), and perhaps a simple basic auto mechanics class. Graham will also be starting beginner swim lessons for Adults.

- e. Department of Community Standards Report – Simpson provided a summary of 2025 accomplishments and partnerships.
- f. Lifestyle Report- as submitted by Pitcher.

\*Motion to accept Staff Reports as submitted by Lundy, 2<sup>nd</sup> Pfister. Unanimous with King proxy.

## 7. Committee Reports:

- a. ECC Liaison Report December 2025 Meeting Minutes presented by Board Liaison Lundy.
- Motion to approve ECC Committee Report by Turk, 2<sup>nd</sup> Zeman. Unanimous w/King proxy.
  - i. Habitat for Humanity: End of 4<sup>th</sup> Year Update on “15 Builds in 5 years”. Ballard and Bergon presented an informative update to the board and forecast for upcoming builds in 2026. Requested fee waivers all construction applications.

\*Motion to approve H4H waiver for construction fees by Lundy, 2<sup>nd</sup> Pfister. Unanimous w/ King proxy.

## 8. Unfinished Business

- a. Capital Improvement Plan Update – Discussion in relation to setting work session date of all Board members and representatives from each of the Subcommittees and proposed Capitol projects. Roth encouraged BOD members to review previously submitted plans, he will email those to each member again. Board agreed to set meeting date of Thursday, February 12, 2026, 5:30pm.
- b. Possible Construction of K-8 School in PLPOA – Review of discussion between several School Board members and PLPOA board members held several weeks ago was positive. School Board is holding meeting this evening with possibility of final choice between two sites being named.

## 9. New Business

- a. STR Resolution 2021-11 – GM Roth had provided BOD members with a 5 page synopsis and history in relation to both Resolution 2021-11 and Resolution 2021-15. Discussion followed.

\*Motion to leave Resolution 2021-11 as is by Lundy, 2<sup>nd</sup> by Johnson.

Lengthy discussion with Owner comments and interaction with BOD members continued regarding 3x multiplier and benefits to STR owners.

\*Vote on Motion above- Ayes: Lundy, Johnson & King proxy. Nay: Pfister, Turk, Garcia and Zeman. Motion failed.

\*Motion to leave policy in place while Board reviews alternatives by Zeman, 2<sup>nd</sup> Turk. Ayes; Johnson, Garcia, Truk, Lundy, Pfister, Zeman.

Board requested that GM Roth invite previous BOD Director/Presidents involved with Resolution 2021-11 to the Feb 10, 2026 meeting to discuss as agenda item in Old Business, Owner K. Hanson requested STR owner representation comments be allowed, per President Johnson this will be a board member only discussion.

- b. Re-opening of Cascade Ave to commercial traffic – Director Pfister led the discussion regarding Cascade Avenue. Though a mute point now as the Board of County Commissioners declined opening Cascade to commercial traffic, he will monitor any additional update/changes and keep the PLPOA BOD informed.

10. Owner/Member comments - Owner Munro asked if STR 3x multiplier was related to Wyndam 3x multiplier.



**PAGOSA LAKES**  
PROPERTY OWNERS ASSOCIATION

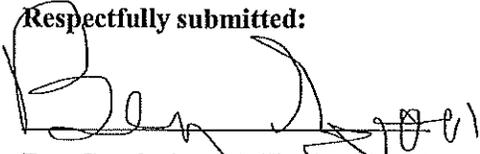
Owner K. Betts requested BOD members to consider possible bias of previous Board regarding Resolution 2021-11.

11. **Correspondence-** Email from Owner K. Hanson was discussed with same as she was in attendance via Zoom.

She appreciated the BOD's decision above to continue dialogue and gathering of history into Resolution 2021-11.

12. **Motion to Adjourn** at 8:27 pm by Zeman, 2<sup>nd</sup> Lundy. Passed.

Respectfully submitted:



Ben Garcia, Board Vice President



Candace Selk Barnes-Recording Secretary

Motion to approve Minutes of the January 13, 2026 Regular Meeting of the Board by Lundy, 2<sup>nd</sup> Johnson

Unanimous / Passed

- NOTE – Minutes were approved via email (1/14/2026) due to importance of document signature required to secure the needed changes to update the credit card signers.