



**Board of Directors Regular Meeting
February 10, 2026 6pm
Pagosa Lakes Administration Building
MINUTES**

Board Attendees: Eric Johnson-President
Ben Garcia-VP, Jonathan Turk-Treasurer,
Sasha King-Secretary
Directors: Al Pfister, Paul Zeman and
Wade Lundy by Proxy

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

Owners/Guests: B & M Crowe, D Smith, S & B Landreneau, BJ Jones, L. Schneider, S Prince, B. Munro, L. Lee and K. Betts VIA ZOOM: A. Diaz, C. Fitzgerald, D Mayer and K. Hanson

1. **Call to Order at 6:09 pm by President Johnson**
2. **Verification of Quorum by Board Secretary King**
 - a. Approval of Agenda *Motion to approve Agenda by Pfister, 2nd Turk. Unanimous with Lundy proxy.
 - b. **Approval of the Minutes** * Motion to ratify Minutes of the January 13, 2026, Regular Meeting of the Board by King, 2nd Zeman. Unanimous with Lundy proxy.
3. **Disclosures of Conflicts NONE**
4. **Owner/Member comments:** Owners S. Prince and S. Landreneau urged Board not to reduce the 3x multiplier for STR dues. Board requested copy of S. Prince research information. Owner L. Schneider asked “after 7 months, what has been accomplished by this Board, and for each Board member to revisit why you joined?” He continued “as a Board Member you are to serve the greater good by increasing owner involvement and protect property values, use of profanity is not helping the community” Owner BJ Jones asked “which of you have not signed the Code of Conduct?” Zeman stated he has not and will not until PLPOA pays for his attorney to review it. Owner A. Diaz expressed her intention to file formal notice that PLPOA DCS uses selective enforcement of standards in homes being built in Chris Mountain II. Owner C. Fitzgerald asked when the 2026 Budget ratification was held and if notices had been sent. J. Pitcher responded the “Notice & Call” was in the Winter Newsletter mailed to all Owners and the meeting was held January 24, 2026. Fitzgerald will send an email to Board regarding “rental units liability” currently in Colorado courts.
5. **Staff Reports:**
 - a. General Manager’s Report – As submitted by GM Roth – added that the HVAC unit at REC Ctr is requiring extensive repairs and Reserve Funds will be used. DPE Mgr Lynch added if only the bearings need to be replaced (2nd time in a month) there is a chance the cost will be less, an estimate should be received in next several weeks.
 - b. Treasurers Report – presented by Board Treasurer Turk.
 - c. Department of Property & Environment Report- as submitted by Lynch. He updated those present that 16 new Cluster Box Units have been received for a total of 256 boxes to be installed throughout the Association as needs identified by the local Post Office. He recently met with B. Trimarco of WildFire Adaptive Partnership and mitigation funds are available for 2026 ongoing mitigation of the identified greenbelts. GM Roth stated \$50K is allocated from Reserves for matching funds. With warm/dry winter, the drought continues and the brush collection site may open earlier for owners use, and encourages



Owners to apply for grant funds for property mitigation through Wildfire Adaptive Partners.

- d. Department of Recreation Amenities Report as submitted by Graham. He stated the swim lesson classes scheduled for March have been filled, 45 parents attended the Pagosa Porpoises Swim Team meeting this evening. He's offering CPR classes to the community.
- e. Department of Community Standards Report – as submitted by Simpson. He said he continues to identify trends and patterns and more info will be shared with Board and Owners going forward. Simpson also stated that the ECC needs new volunteer members.
- f. Lifestyle Report- “as is” by Pitcher. She emphasized that the new weekly eblast in a newsletter format is ready and strong efforts continue in transparency and sharing to both Board and owners. Her statement was followed by a round of applause and expressions of thanks by all attendees.

*Motion to accept Staff Reports as presented by Pfister, 2nd Turk. Owner Mike Crowe voiced that he is volunteering to become a member of the ECC. Met with another round of applause. Owner BJ Jones suggested two sets of bearings for HVAC be purchased. Motion passed.

6. Committee Reports:

- a. ECC Liaison Report January 2026 Meeting Minutes presented by DCS Mgr Simpson, adding “things are ramping up with permit applications”.
- b. Garden Committee 2025 Year End Report – Owner and Committee Member B. Crowe gave a brief presentation and summary of the Garden Committees plans for continued food production and educational program.

*Motion to accept Committee Reports as presented by Turk, 2nd Zeman. Unanimous with Lundy Proxy.

7. Unfinished Business

- a. Capital Improvement Plan Update – GM Roth reminded Board Members and Committee Representatives that the Work Session is scheduled for this coming Thursday Feb 12, 2026 at 5:30 pm.
- b. Possible Construction of K-8 School in PLPOA- GM Roth reported that the School Board has voted that the Vista property is to be the location for the new K-8 school building with a larger parcel of land for growth. Roth and Pfister explained the BEST Grant deadline is in March 2026. PLPOA will look to the School to provide any further information regarding the new school to distribute to owners.
- c. STR Resolution 2021-11 – Short Term Rentals Board Discussion with invited guests; *BJ Jones, Lars Schneider physically present and Dan Mayer via ZOOM; all previous Board Presidents.*
 - Jones began with affirming the time and effort by previous Board Members, staff members and Owners attending open public meetings. Initial meetings had few Owners participate, though the “Listening Meeting” held in June 2021 had over 100 owners attending in person or via ZOOM. He stated it would be a disgrace to reverse or change the Resolution.
 - Mayer continued that the cost based approach analysis by staff was challenged and rejected by STR Owners, the Board revisited the 1983 Dec’s and the end result for the Resolution was Owner Benefit based. He acknowledged that the entire Board has changed in 4 years with the same arguments by STR owners to a new set of ears. The summary in the packet regarding 3x multiplier is accurate, on solid legal ground, but current Board can certainly change the Resolution. He referenced a STR website with info regarding recovering costs of ownership with point being an additional \$3.50 per nights stay will cover cost. He ended with suggestion the whatever decision is made; a specific file of STR documents be archived.
 - Schneider stated that he had indeed voted against the Resolution, but after passage those Board Members presented a strong and united front. He now stands 1,000% in support and staying with the current

Resolution. He emphatically stated that the BENEFITS based Resolution honors the Boards position “greater good of the community” vs the small number of STR Owners, and the importance of STR Owners contributing their fair share.

Director Zeman commented about the differentiation in verbiage, justification of fees and licensing. J. Pitcher clarified that the County is responsible for licensing and the Benefit to STR Owners is that they are profiting by running a business. President Johnson expressed his thanks to the previous Board Presidents for the deep dive of historical information and facts of the Resolution passage.

8. New Business

- a. AARP Colorado Grant Opportunity-GM Roth stated he was approached by Healthy Archuleta regarding partnering for the \$15K grant opportunity by AARP to evaluate Senior accessibility and education targeting Seniors.

*Motion to approve partnership by King, 2nd Garcia. Unanimous with Lundy proxy.

- b. Board Director Conduct – Discussion initiated by Turk included comments by all present Board Members regarding Code of Ethics, Civility Code, CIOA and discussions held in Executive Session and other correspondence/discussions via email by Board “not being transparent.” GM Roth reminded them they had attended Board Training specific to same on day of election and that PLPOA has 9 Governing Policies per CIOA. Garcia stated “we need to adhere to the Code of Conduct”. J. Pitcher commented that additional Board training is available is an option on a variety of topics and encouraged Board Members to “do better” and set personal feelings aside, respect each other and that negativity wears on everybody.

*Motion to refrain from debating over email was made by Turk, 2nd Zeman. Passed with 4 ayes by Johnson, Turk, Zeman and Pfister; 2 naves by King and Garcia.

- c. Utilization of Finance Committee – Johnson tabled to March 10, 2026 Executive Session due to personnel matter.
- d. Insurance policy - Lakes, piers, docks, and dams. Zeman questioned the exclusion of coverage on previous policy and possibility of litigation. GM Roth suggested he and Zeman have discussion with Brown & Brown.

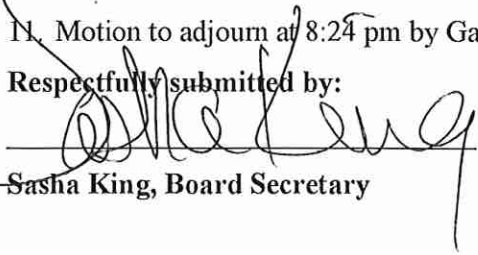
*Motion by Pfister and seconded by King that Zeman get with GM Roth and contact Brown & Brown to initiate discussion. Passed.

- 9. **Correspondence** – regarding Parks & Trails, Dog Park improvements; will be addressed at upcoming Capitol Improvement Work Session.

- 10. **Owner/Member comments:** Owner S. Landreneau reiterated her desire that STR fees remain in place. Owner B. Munro expressed her appreciation to the 3 former Board Presidents attending and their comments. Owner L. Lee encouraged Board to maintain current STR Resolution. Shared that 2 bills (HB26-1036 and HB26-1001) are currently in legislation pertaining to STR’s. Owner A. Diaz stated the Board has a fiduciary responsibility to Owners and requested meeting with GM Roth regarding DCS using selective enforcement of standards. Owner C. Fitzgerald expressed concern with Executive Session, statutes and meetings by two or more Members via email. Sunshine laws do not pertain to the Association. Owner K. Hanson asked if Owners can vote on STR Resolution, Johnson responded “no”.

11. Motion to adjourn at 8:24 pm by Garcia, 2nd Pfister. Passed.

Respectfully submitted by:


Sasha King, Board Secretary


Candace Selk Barnes, Recording Secretary