



**Board of Directors Regular Meeting**

**March 12, 2026 6pm**

**Pagosa Lakes Administration Building**

**MINUTES**

**Board Attendees: J. Turk-Treasurer,  
Sasha King-Secretary,  
Directors: Wade Lundy & Al Pfister  
By Proxy: Eric Johnson-President,  
Ben Garcia-VP, & Paul Zeman-Director**

**Staff: Allen Roth GM, Heather Lundy CT,  
Larry Lynch DPE, Ryan Graham RA,  
& Jen Pitcher Lifestyles  
Recording Secretary: Candace Selk Barnes**

**Owner/Guests:: L. Lee, M. Crowe. A. Diaz, A. Broset, Via: Zoom: C. Fitzgerald**

- 1. Call to Order at 6:05 pm by Treasurer Turk**
- 2. Verification of Quorum by Board Secretary King**
  - a. Approval of Agenda \* Motion to approve agenda by King, 2<sup>nd</sup> Pfister. Unanimous with proxies.
- 3. Approval of the Minutes** \* Motion to approve Minutes of the February 10, 2026, Regular Meeting of the Board with minor changes Zeman requested on proxy by King, 2<sup>nd</sup> Pfister. Passed with changes- Ayes: Turk, King, Lundy, Pfister – Proxies not counted due to suggested changes while in session.
- 4. Disclosures of Conflicts: NONE**

Owner/Member comments: Owner L. Lee thanked the current Board and staff for having previous PLPOA Board presidents at February meeting, Owner A. Broset expressed concern regarding DCS/ECC upholding -residential build standards. Owner Fitzgerald questioned fire restrictions and how to bring a concern with neighbor's open fire. Encouraged to call fire department, fill out PLPOA online form and take photo's to attach to online form. Road potholes and culvert concerns should be brought to the attention of County Road & Bridge. Owner E. Hand stated he too questioned whether new homes are following standards.

- 5. Staff Reports:**
  - a. General Manager's Report – as submitted by GM Roth – RFP's for Mitigation Bids going out tomorrow.
  - b. Treasurers Report – by Treasurer Turk.
  - c. Department of Property & Environment Report – as submitted by DPE Lynch with these updates: First stocking of the year happened yesterday with Rainbow trout in all four lakes, 2<sup>nd</sup> stocking anticipated in early April. Brush site to open in early April, continued dry weather conditions increase fire concerns. Upcoming important community meetings include Headwaters group on May 1<sup>st</sup>, and County Wide Evacuation Procedures to be presented by Archuleta County Sherriff's Department on May 9 at CSU Extension office. In April Lynch in tandem with Bill Trimarco of Wildfire Adaptive Partnership will present a Defensible Space Workshop for PLPOA community owners. Date to be announced.
  - d. Department of Recreation Amenities Report as submitted by Graham RA. He reported the recent Porpoises 52 member Swim Team garage sale raised \$5,300 towards scholarships.
  - e. Department of Community Standards Report – as submitted (Simpson DCS Mgr not in attendance)
  - f. Lifestyle Report- As submitted by Pitcher, Weekly new format eblast newsletter resumes tomorrow.

\* Motion to accept Staff Reports as presented by Lundy, 2<sup>nd</sup> Pfister. Unanimous by Board attendees and proxies.

**6. Committee Reports:**

- a. ECC Liaison Report February 2026 Meeting Minutes by Board Liaison Lundy.

\* Motion to accept ECC Report by Pfister, 2<sup>nd</sup> Turk.. Unanimous by Board attendees and proxies.

**7. Unfinished Business**

- a. Capital Improvement Plan Update- Work session was held for committees to present their capital projects and each board member submitted a prioritized order. Short discussion to clarify next steps.

\*Motion to approve ranking method by Turk 2<sup>nd</sup> King. Passed by 4 members in attendance.

\*Motion to approve “Average” methodology for ranking the projects by Turk, 2<sup>nd</sup> Lundy. Passed by 4 members in attendance.

\*Motion to provide all 14 projects/plans to Finance for long term financial spreadsheet projections 3, 5 and 10 years by King, 2<sup>nd</sup> by Lundy. Passed with 4 ayes by Board members in attendance. Proxies not counted due to changes in motion verbiage.

- b. Liability Insurance – GM Roth waiting Zeman to contact him, regarding scheduling meeting with insurance broker.

**8. New Business**

- a. Wildfire Resiliency Code (requirement to adopt Code by April 1, 2026 and implement by July 1,2026) County will be responsible for Code enforcement (example fencing). GM Roth included the entire code in packets for review. There will be a huge increase in building costs statewide to meet fire hardened supplies. Anticipated changes to update PPP by ECC to meet statutory requirements.
- b. Trail Resurfacing Bid Award – Roth reported Strohecker was the only bid received after meeting with 4 contractors. Short discussion/clarification that funds come from Trails Reserve Budget.

\*Motion to award Trail resurfacing to Strohecker contract as presented by King, 2<sup>nd</sup> Lundy. Ayes passed 6 to one (Zeman abstained per Proxy.)

- a. Pine Needle Pick-up - GM Roth shared Table to Farm is not bidding this year, RFP’s going out via email. Important information- Archuleta County Landfill is overflowing and they are working to open a new “cell.” will only be accepting paper bags for pine needles/cones. GM Roth will suggest County consider setting aside an area for composting. Therefore bids must include/abide by paper bags only. Bid(s) will be reviewed and contractor chosen at April 2026 board meeting.

**9. Correspondence**

**Owner/Member comments:** Owner M Crowe stated wife B (garden committee) expressed appreciation regarding learning the budget process for subcommittees. Owner A. Broset clarified she is not against CDC or Habitat new homes but her concern is the aesthetics and standards are not up to par.

**10. \* Motion to Adjourn at 7:28 pm by Pfister, 2<sup>nd</sup> Lundy. U P**

**Respectfully submitted by:**

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**Sasha King, Board Secretary**

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**Candace Selk Barnes, Recording Secretary**