

PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION
Board of Directors Regular Meeting
April 14, 2026 6pm
Pagosa Lakes Administration Building
MINUTES

Board Attendees: Eric Johnson-President
Directors: Alan Pfister, Paul Zeman
Via ZOOM-Ben Garcia-Vice President
& Jonathan Turk-Treasurer
By PROXY Wade Lundy-Director

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: Auditor, A Jones, M. Crowe, L. Merino, M. Sherrill, L. Lee, B. Munro, and P. Kriescher

1. Call to Order at 6:07 pm by President Johnson

2. Verification of Quorum by Board VP Garcia

- a. Approval of Agenda * Motion to approve Agenda with change moving Item 7. Committee Reports b. Appoint new ECC Member to be immediately after item 5.Owner Comments by Pfister, 2nd Zeman. Passed with additional ayes Johnson, Garcia & Turk.

3. Approval of the Minutes * Motion to approve the March 12, 2026, Regular Meeting of the Board by Pfister, 2nd Garcia. Passed.

4. Disclosures of Conflicts - NONE

5. Owner/Member comments: NONE

* **Appoint new ECC Member:** Motion to appoint Michael Crowe who has met all requirements as a volunteer member of the ECC by Pfister, 2nd Zeman.

6. Staff Reports:

- a. General Manager's Report – GM Roth as submitted. Added that final of joint Big Spring Cleanup for free one load dump at landfill details being finalized.
- b. Treasurers Report by Turk *Motion to rollover CD for 3 month by Turk, 2nd Johnson. Passed.
 - i. 2025 Audit Report presented via ZOOM. Excellent report with NO recommendations, PLPOA meets industry standards. * Motion to approve Audit by Pfister, 2nd by Zeman. Passed.
- c. Department of Property & Environment Report – Besides report as submitted; Lynch added several spring projects are completed or in process. Brush year open. Conservation Officers hired. Community Emergency Planning meeting to be held end of May. Pfister requested Larry and Bill Trimarco to present a Wildfire meeting to owners, Lynch to followup and a date will be set and announced via eblast.
- d. Department of Recreation Amenities Report – RA Mgr Graham as submitted. Additionally, a mock swim meet was held last weekend. Swim Team has raised about \$18K in sponsorship donations.
- e. Department of Community Standards Report- as is by Simpson. Two new team members added to staff.
- f. Lifestyle Report-as is by Pitcher.

*Motion to accept Staff Reports as presented by Zeman, 2nd Turk. Passed.

7. Committee Reports:

- a. ECC Liaison Report March 2026 Meeting Minutes presented by GM Roth.
- Motion to approve the March 2026 EEC Report and Minutes by Johnson, 2nd Zeman. Passed.
- b. Appoint New ECC Member – moved item under 5.Owner/Member Comments
- c. Parks & Trails Committee – presented by Lynch. Summary of Minutes in Board packet. Discussion regarding trails conditions, posted as non-motorized yet conditional use of e-bikes with speed limit signs, CDC grant for housing in Trails/CM II to include new playground and bus stop.

8. Unfinished Business

- a. Capital Improvement Plan Update – Board discussion regarding previously ranked 14 projects and review Finance Committee member Adam's prepared spreadsheet of 3, 5 and 10 years projection which all create a deficit. Roth suggested board may increase the number of years, decrease the number of projects. Further discussion and options resulted in decision to present a Capital Project Planning Meeting led by Turk to explain process, sub committee recommendations etc to the PLPOA ownership to be held on Monday, May 4, 2026.
- b. Liability Insurance – Zeman led lengthy discussion while voicing his recommendations concerning inclusions and exclusions on several policies. GM Roth tasked with investigating other large HOA's insurance options.
- c. Wildfire Resiliency Code – Update from GM Roth. The ECC is working on changes to the PPP that will come before the board for approval. Ultimate responsibility for code enforcement is on Archuleta County.

9. New Business

- a. Greenbelt Fire Mitigation Bid Award – * Motion to approve the 2026 Greenbelt Mitigation bids as follows; to Vance & Bernard Tree Service LLC Pagosa Trails, Lake Pagosa Park, Pagosa Pines II, Lakewood Village and X Park Ave for \$49,500. AND to San Juan Arborists Twincreek and Lake Forest Estates for \$31,000 by Pfister, 2nd Zeman. Passed.
- b. Pine Needle Pick-up Bid Award – * Motion to approve the 2026 Pine Needle Pick-up bid to Matthew Sherril & Lloyd Merino not to exceed \$54K with the guarantee that all bags will be composted by Pfister, 2nd Zeman. Passed. 3 Ayes Turk, Garcia Johnson, 2 naves Pfister and Zeman. Lundy's proxy was for another bidder. NOTE: Increase of .25 cents to \$4.25 per bag after initial 20 bags per lot for free to be billed to Owners.

10. Correspondence – NONE

11. **Owner/Member comments:** Owner Lee expressed her appreciation for the mitigation. Owner Muro expressed her appreciation for transparency and positivity for the upcoming Capital Improvement Plan meeting.

12. Motion to adjourn at 9:12 pm by Zeman, 2nd Pfister. Passed

Respectfully submitted by:

Sasha King, Board Secretary

Candace Selk Barnes, Recording Secretary