PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

Board of Directors Regular Meeting
May 12, 2026 6pm
Pagosa Lakes Administration Building

MINUTES

Board Attendees: Ben Garcia-Vice President
Sasha King-Secretary, Al Pfister-Director
Via Zoom: Turk-Treasurer, Wade Lundy-Director
Proxy: Eric Johnson-President
Newly appointed Director: Bill Nobles

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

Owners/Guests: L. Lee, B. Munro, B. Nobles and Sheriff M. LeRoux

1. **Call to Order @ 6:07 pm by VP Garcia**
2. **Verification of Quorum by Board Secretary King**
    a. Approval of Agenda - *Motion to approve Agenda by King, 2nd Pfister. Passed.
3. **Approval of the Minutes** * Motion to approve the Minutes of the April 14, 2026, Regular Meeting of the Board (with change of PNPU Bid Award motion made by Turk not Pfister) by King, 2nd Pfister. Passed.
4. **Disclosures of Conflicts:** NONE
5. **Introduction of Bill Nobles**-Board candidate to fill irregular opening. Nobles gave short presentation on his qualifications and his desire to become a Board member to build and enhance our community development and quality of life by being proactive vs. reactive.
6. **Owner/Member comments:** Owner L. Lee thanked Bill Nobels for stepping up to fill irregular board opening.
7. **Board resignation and Appointment** * Motion to ratify the unanimous acceptance of Paul Zeman's emailed letter of resignation from the Board of Directors effective April 17, 2026 by King, 2nd Pfister. Passed.
    *Motion to appoint Bill Nobles to the fill the Board irregular vacancy and finish the remainder of the term ending July 2028 by King, 2nd Pfister. Unanimous with Johnson proxy.
8. **Staff Reports:**
    a. General Manager's Report- GM Roth stated it stands as submitted.
    b. Treasurers Report – as presented by Treasurer Turk.
    c. Department of Property & Environment Report – DPE Mgr Lynch as submitted with update on several projects.
    d. Department of Recreation Amenities Report – As submitted by R. Graham RA Mgr.
    e. Department of Community Standards Report – As is by C.Simpson DCS Mgr, additionally PPP being updated to be reviewed by Board in June.
    f. Lifestyle Report- Submitted- as is by J. Pitcher; reminder Summer Newsletter (Notice & Call) deadline approaching for article submission.

*Motion to accept Staff Reports as presented by King, 2nd Pfister. Passed

9. **Committee Reports:**

    a. ECC Liaison Report April 2026 Meeting Minutes – by Simpson DCS Mgr

    b. Garden Committee- J. Pitcher shared work sessions preparing beds are ongoing and classes are coming up. Great news that the AARP $15k grant was approved.

*Motion to accept both Committee Reports as presented by Pfister, 2nd King. Passed

10. **Unfinished Business**

    a. Capital Improvement Plan Update-by GM Roth the revised 3 (three) year plan was ½ million under Budget.

    *Motion to approve proposed 3 (three) year Capital Improvement Plan by Turk, 2nd King. Unanimous.

    b. Liability Insurance – GM Roth reported/explained that of the 3 (three) items of concern brought by previous board member: a. Swim Team is covered under the US Swim $5M policy and Rec Ctr is covered under the existing commercial liability policy. The "Tail" coverage is not required as no claims were submitted nor are any pending during previous coverage years. The third item for SAMS coverage is awaiting additional information.

11. **New Business**

    a. Update of the Project Permit Process- Roth stated the PPP is proactively being reviewed per the CO State Wildfire/Resiliency Code that will be enforced by Archuleta County NOT the PLPOA. Staff are working with the ECC to finalize changes to the PPP and then reviewed by Legal Counsel and provided to the Board at the next meeting.

    b. Approval for Tract B Trails Subdivision for CDC Grant. *Motion to approve the request by CDC for usage of Tract B for construction of playground, and parking area for future bus stop by Pfister, 2nd Nobles. Passed.

    c. Right of Entry – Detailed presentation/explanation by Sheriff LeRoux regarding his need for approval by PLPOA for access in the grant application for Federal Funding for fire mitigation of Martinez Canyon identified as severe risk.

    *Motion by Nobles, 2nd by King to approve Right of Entry. Passed.

12. **Correspondence - NONE**

13. **Owner/Member comments - NONE**

- **Motion to Adjourn at 7:37 pm by Pfister, 2nd King. Passed.**

Respectfully submitted by:

Sasha King, Board Secretary	**Candace Selk Barnes, Recording Secretary**