PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

Board of Directors Regular Meeting
June 9, 2026 6pm
Pagosa Lakes Administration Building
MINUTES

Board Attendees: Eric Johnson-President, Directors: Wade Lundy, Bill Nobles, Al Pfister Proxy: King

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

Owners/Guests: L. Lee, B. Munro, J. Griffith, M. Nobles, C & B Johnson via ZOOM J. Danver

1. **Call to** Order at 6:02 pm by President Johnson.
2. **Verification of Quorum by Board Director Lundy**
   a. Approval of Agenda * Motion to approve Agenda by Johnson, 2nd Lundy. Passed.
3. **Approval of the minutes** * Motion to approve May 12, 2026, Regular Meeting of the Board Minutes by Lundy, 2nd Nobles. Passed.
4. **Disclosures of Conflicts: NONE.**
5. **Owner/Member comments:** Owner C. Johnson expressed his distress that both Pickleball Courts at Rec Ctr are booked everyday between 8-11am for PB instructional classes. Graham RA Mgr invited Mr. Johnson to meet with him. Owner M. Nobles stated he is a Board Candidate and Porpoises Swim Coach. Voiced his concerns and disapproval with the Capitol Project Plan which this Board voted on and approved during the May meeting. He voiced his disapproval of the Rec Center addition project and the need for an additional swimming pool. He stated the CP plan be re-evaluated and reapproached with additional community input. Via ZOOM Owner J. Danver expressed dismay regarding lack of communication/common courtesy by GM Roth and DCS Mgr Simpson and follow through and accountability by DCS Mgr Simpson for non-compliance concerns with no visible results that were identified in October 2025. He did acknowledge he just had a meeting the previous day with Mgr.Simpson regarding the non-compliance issues.
6. **Staff Reports:**
   a. General Manager's Report – as submitted by GM Roth, he then stated that a new Comptroller will be hired by end of week. He is seeking an architect with knowledge of Code for Capitol Project weight room.
   b. Treasurers Report – by Johnson. He and Gm Roth recognized Heather Lundy for her years of service as a tremendous asset to the PLPOA as Comptroller and wished her well with the move to Texas.
   c. Department of Property & Environment Report – as submitted by Lynch. He added the DPE staff has been extremely busy at brush collection site, around the lakes, and his noxious weed spraying. Hatcher and Lake Pagosa will soon have their annual Dam Inspection, and a concrete ramp to be installed at upper garden for accessibility paid thru a grant.
   d. Department of Recreation Amenities Report – as submitted by Graham. He shared the Swim Team had a meet in Gunnison recently and did well, July Swim Lesson have already filled and a

Babysitters course will be held this weekend.

e. Department of Community Standards Report as submitted by Simpson; continues working on PPP with ECC regarding CO Resiliency Code, stated that compliance efforts are taxing the staff. A total of 37 compliance complaints were received in the first 8 days of June.

f. Lifestyle Report- as is by Pitcher. She shared the Summer Newletter with Notice & Call should be received by Owners shortly. The Town & County Big Spring Cleanup was successful with PLPOA distributing over 350 of the 700 plus vouchers to community wide property owners.

- Motion to approve Staff Reports as presented by Lundy, 2nd Pfister. Passed.

7. Committee Reports:

a. ECC Liaison Report May 2026 Meeting Minutes by Board Liaison Lundy

- Motion to approve Committee Report as presented by Nobles, 2nd Pfister. Passed.

8. Unfinished Business

a. Update of the Project Permit Process by GM Roth who included information in the Board Packet, concerning the State of Colorado Wildfire Resiliency Code and use of Fire Hardened materials which will be enforced by Archuleta County. The new PP has been sent to Legal and as yet has not been received back. This was tabled and will be revisited and at the July 14, 2026 Meeting of the Board of Director.

b. SAM Insurance Update by GM Roth; one quote has been received, one pending, Board may choose to purchase or not. Board is covered under D&O policy. Roth will share via email when other quote received.

9. New Business

a. San Juan Headwaters Forest Health Partnership presentation by Monica Nigon, Coordinator Director Pfister will take the lead on preparing a Letter of Support by July 1, 2026.

b. Review Agenda for the Annual Meeting * Motion to approve the Annual Meeting Agenda for July 25, 2026 by Nobles, 2nd Pfister. Passed. It was discussed and agreed that the two Board Candidates will be invited to the July 14, 2026 Executive Session

10. Correspondence

11. **Owner/Member comments:** Owner Danver stated that he understands the extensive process for enforcement to reach compliance and that's why he has waited over 6 months to bring his concern with no progress to the Board. He thanked DPE Mgr Lynch for weed control and Pitcher for same day response.

12. Motion to adjourn at 8:02 pm by Nobles, 2nd Pfister. Passed.

Respectfully submitted by:

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Al Pfister, Director **Candace Selk Barnes, Recording Secretary**