PAGOSA LAKES

PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS REGULAR MEETING

Regular Session Minutes

7·14·26 July ~~12,~~ 2026 • 6:00 PM

Pagosa Lakes Administration Building

Board Attendees	Staff
President Johnson Directors: King, Nobles, Pfister Garcia (via Zoom)	Allen Roth – General Manager Larry Lynch, Ryan Graham, Chris Simpson, Lania Le – Department Managers Jen Pitcher – Recording Secretary

Call to Order

The meeting was called to order at 6:01 PM by President Johnson.

Order of Business

1. Call to Order – 6:01 PM.

2. Verification of Quorum – Quorum verified by Board Secretary King.

    a. Approval of Agenda – **Motion by King, second by Bill Nobles. Motion passed.**

3. Approval of the Minutes – June 9, 2026, Regular Meeting of the Board – **Motion by King, second by Garcia. Motion passed.**

4. Disclosures of Conflicts – None disclosed.

5. Owner/Member Comments (individual comments limited to three (3) minutes) – No comments were offered under this item.

6. **Staff Reports:**

    a. General Manager's Report

    Highlights: July 25th Annual Meeting, with Turk, Rec, and Finance to present; ECC training scheduled for the 24th; a letter in support of the Dark Sky initiative was sent to the County.

    b. Treasurer's Report

    Highlights: CD up for renewal July 22nd; rolled over at 3.85%. ***Motion by Nobles, second by King. Motion passed.***

    c. Department of Property & Environment Report

Highlights: AARP grant received for the garden ramp; green belt thinning is progressing, though not as quickly as hoped.

d. Department of Recreation Amenities Report

Report stands as presented; Bill *Nobles questioned the Rec Plan.*

e. Department of Community Standards Report

Report stands as presented.

f. Lifestyle Report

Reinforced that the annual meeting report stands as presented.

Motion to accept staff reports as presented: King, second by Garcia. Motion passed.

7. **Committee Reports:**

   a. ECC Liaison Report – June 2026 Meeting Minutes

   Motion to accept the ECC report as presented: Johnson, second by Nobles. Motion passed.

8. **Unfinished Business**

   a. Update of the Project Permit Process – Redline – Clean (coming)

   Motion to accept the PPP updates: King, second by Pfister. Motion passed.

   b. SAM Insurance

   Motion by Garcia, second by Johnson, to move forward with SAM Insurance at $3,569 for the remainder of the year. Following discussion, the motion was amended by Nobles to table the SAM Insurance decision for the incoming Board to discuss and decide. The amended motion passed.

9. **New Business**

   a. Rec Center Addition Architect Proposal

   Extensive discussion was held on the matter. Owner and future board member Matt Nobles asked about the approved square footage versus the 800 sq. ft. shown in the plans. Owner Linda Lee commented that the county's plan costs $300,000 versus $20,000 for these plans – still a significant expense, but one that doesn't appear to be taking full advantage of the lower-cost option. Questions were raised regarding how this project was designated as a capital project. The proposed square footage and location of the addition were discussed, including a shift from the back/side of the building to popping the addition out the front, eliminating the breezeway.

   A motion was made by Pfister to accept the architect bid in order to obtain a plan specification for construction bids on the proposed project. Seconded by King. During discussion, Ben noted the importance of transparency on this item. The motion passed 4–2. Yea: King, Turk, Garcia, Pfister. Nay: Johnson, Nobles.

   b. Approve the Survey Proposal for North Pagosa Trail Project

   Motion by Nobles, second by Pfister. Motion passed.

10. Owner/Member Comments (individual comments limited to three (3) minutes)

    Linda Lee, 40 Cleek Ct *– Raised concerns about the* ~~*county's*~~ PAWSD's *Phase 2 water restrictions in light of short-term rentals (STRs) running propane flames over four feet high during the 4th of July. She noted the* *community is losing a 100-year-old pine tree to the drought, yet commercial spaces are watering the roads.*

Matt Nobles, 1917 Antelope, *Swim Coach – Gave an update on the swim team, which placed 2nd at the Montrose meet. Fifty to fifty-five kids participated in at least one meet this season, and 8–10 kids will be advancing to the Western Slope Championships.*

11. Adjournment – **Motion to adjourn at 7:41 PM by Nobles, second by Pfister. Motion passed.**

Approval

Respectfully submitted and approved as an accurate record of the regular session proceedings:

Board Secretary – King Sasha King Date: 8-18-26

Recording Secretary – Jen Pitcher J Pit Date: 8-12-26