PAGOSA LAKES
PROPERTY OWNERS ASSOCIATION

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

Board Attendees: A. Pfister-VP
J. Turk-Treasurer, J. Griffin & M. Nobles
VIA Zoom: B. Nobles

Staff: A. Roth-GM, Larry Lynch-DPE
Chris Simpson-DCS, Lania Le- CT
Ryan Graham-RA, Jen Pitcher-Lifestyles
CSBarnes-Recording Secretary

Owners/Visitors: K. Bowles, E. Christenson, L. Rugar, L. Lee, A. Luhrs, J. Prutsman VIA ZOOM-A Diaz

1. **Call to Order at** 6:16pm by Pfister. Pfister named Turk as Acting Secretary due to Seibenmorgen absence.
2. Verification of Quorum by Acting Board Secretary Turk.
    a. Approval of Agenda - * Motion to approve Agenda by Turk, 2nd Griffin. Passed.
3. **Approval of the minutes.** * Motion to table the August 12, 2026, Regular Meeting of the Board Minutes until October 14, 2026 BOD Meeting after they have been reviewed by to Secretary Seibenmorgen for changes by M. Nobles, 2nd Griffin. Passed.
4. **Disclosures of Conflicts- NONE**
5. **Appointment- Irregular Board vacancy**. Pfister introduced candidates E. Christenson, L. Rugar, A. Luhrs, J. Prutsman. *Motion to appoint Jim Prutsman to fulfill Irregular BOD Vacancy ending July 2027 by M. Nobles, 2nd Griffin. Passed. Recording Secretary Barnes invited Prutsman to join the member's table.
6. **Owner/Member comments:** Owner K. Bowles voiced his displeasure with the STR 3x fees dating back to Resolutions in 2021 & 2022 were inappropriate, violating numerous bylaws, no owner vote was held. He passed out his notes to members. Additionally stated that he objects fines for use of inappropriate language to staff. Summed up stating he will be pushing hard for STR fees be rescinded by current Board. Owner A. Diaz stated the ZOOM audio connection was garbled. Pitcher replied she was working on it.
7. **Staff Reports:**
    a. General Manager's Report – GM Roth highlighted that Nicole Holt had been hired as the new Rec Coordinator bringing energetic ideas for new programs. He also stated Committees still had open positions. Pfister asked if all Board members had returned signed Conflict of Interest/Code of Conduct forms to him, Roth replied "no, a couple short". Pfister continued; suggesting a presentation on the plan with the Housing Action Plan committee, Roth will invite Jeff Sams to next BOD meeting. Pfister questioned status of Rec Ctr addition design/draft Roth replied that design and cost will come before Board which had previously approved $500K from the Capitol account.
    b. Treasurers Report – by Board Treasurer Turk. Several CD's are up for renewal and will be discussed at October meeting, CT Le was asked to add another column to CD spreadsheet.
    c. Department of Property & Environment Report – DPE Mgr Lynch reported lake levels are better than anticipated with drought conditions, last stocking of trout will happen in October. Crew will be prepping for new Rec Ctr playground equipment installation, green belt mitigation is moving along and the upper garden construction grant from AARP is almost complete.
    d. Department of Recreation Amenities Report – RA Graham announced several new programs including dog obedience, "REC your Mondays", swim classes, Positive Parenting. He reported the membership

drive was successful.

e. Department of Community Standards Report – DCS Mgr Simpson – "as is"
f. Lifestyle Report – Lifestyles Pitcher – "as is"

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

8. Committee Reports:

a. ECC Liaison Report August 2026 Meeting Minutes – DCS Simpson "as is"

*Motion to accept Committee Report as presented by Pfister, 2nd Turk. Passed.

9. Unfinished Business

a. N. Pagosa Trail Survey & Grant – Both GM Roth and DPE Mgr Lynch shared info update of this previously approved Capitol Improvement project. Archuleta County Board of County Commisioners voted to approve sponsoring the grant application that Lynch will prepare and submit by October 4, 2026. BOCC approved Davis Engineering moving trail with two pedestrian road crossings with speed limit signs, flashing warning signage. This new path crossing reduces cost of several tree removals. BOCC will provide unspecified financial support.

b. Legal Contract Agreement Review – M. Nobles led discussion regarding consideration of local attorney while possibility of retaining current firm. M. Nobles motioned to obtain two proposal bids from SW Colorado attorneys. Griffin seconded. Discussion continued regarding who, what, where, with Roth drafting an RFP for Board review; GM Roth stated current contract expires December 31, 2026, asked if they should be notified of local attorney consideration and suggested keeping Denver firm on retainer. Owner Rugar commented that the Associations insurance broker attorneys (Brown & Brown) should be utilized.

*Motion amended by M. Nobles that GM Roth prepares RFP and seeks two proposals from "local" firms and to inquire and gain information from Brown & Brown. 2nd by Griffin. Passed.

c. Recreation Master Plan- M. Nobles suggested scheduling a work session encouraging community input by end of month to draft a survey asking owners what additional amenities should be pursued prior to upcoming holidays. J. Pitcher asked if the goal was to alter Capitol Projects and prep a 3-5-10 year plan? Roth stated that there are updated Parks & Trails Master Plan and Capitol Improvement Plan and that it should be taken a step further in updating/redevelopment/redesign of the Strategic Plan. DPE Mgr Lynch suggested Board review the PARC website survey which received about 2K responses from community. Nobles requested Board members submit dates of availability for work session via email.

10. New Business

a. Appointment of Committee Chair * Motion to appoint Laura Bailey as Rec Committee chair by Griffin, 2nd by M. Nobles. Both Turk and B. Nobles abstained. Passed.

b. Committee Vacancy Email Notice – Pitcher has posted in eblast

c. Resolution – Addition of Recreation Amenities to PPP – included in board packet. Discussion followed as current PPP only addresses kids play structures and revision of Resolution was initiated by applications by owners for installation of pickleball courts, consideration for other Rec Amenities was included as to what is harmonious to community neighborhood, property set backs, screening, front yard placement etc. Legal has reviewed.

*Motion by Pfister to continue effort of revised PPP by ECC with the Board giving support of language and community input.. 2nd M. Nobles. Passed.

d. Capital Project Improvement Plan Review – Request for J. Pitcher to update website including usable crossed referenced CCR's.

*Motion by Turk, 2nd by Prutsman that CCR's, Declarations of Restrictions for Master and all subdivisions be digitized for improvement of quality on website. Passed.

e. HOA Dues Allocation – M. Nobles stated he will prepare a condensed Revenue side of the Budget for comparison.

11. Board correspondence – M. Nobles will send email response to Owner concerning dog.

12. Owner/Member comments Owner Lee asked what the amount for the grant was. Roth replied $150K

Motion to adjourn at 8:09 pm by M. Nobles, 2nd Turk. Passed.

Respectfully submitted by:

J. Turk-Acting Secretary

Candace Selk Barnes, Recording Secretary