



**Board of Directors Regular Meeting
January 12, 2023 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Dan Mayer, President via Zoom Staff: Allen Roth, GM Katie Benoit, CT
Lars Schneider, Vice President Larry Lynch DPE,
Danny Musgrove, Secretary Ryan Graham RA Mgr
Patrick Donovan, Treasurer Jen Pitcher, Lifestyles
Directors: Mike Perez, Chris Tanner
& Monty Whitman Candace Selk Barnes, Recording Secretary

Owners/Guests in person; L. Martin, S&B Landreneau, and S. Hardy.
via ZOOM; R. Moore, and E. Cowling

1. **Call to Order at 6:01pm by Mayer, with reminder that no audio or video recording is allowed.**
2. **Verification of Quorum by Board Secretary Musgrove**
 - a. Approval of Agenda – Motion to approve agenda with inclusion of December 2022 financials by Donovan, 2nd by Musgrove. Unanimous.
3. **Approval of the Minutes - Motion by Schneider, 2nd by Whitman to approve Regular meeting of the Board December 2, 2022 Minutes. Unanimous.**
4. **Owner/Member comments:** Owner Moore expressed his dismay and confusion regarding STR annual assessments. Mayer and Schneider encouraged him to review pertinent documents available at plpoa.com
5. **Staff Reports:**
 - a. General Manager’s Report- stands as submitted with one addition; Roth met with a neighboring association which would like to become a part of the PLPOA (one of several requests by other associations during the last several months) Roth explained that it would require a vote by all owners to change the original declarations which requires a majority yes vote.
 - b. Treasurers Report (November AND DECEMBER) Donovan stated that there have been no investment changes, but several CD’s will be maturing in February 2023. Per Benoit CT new software installed, and she shared all funds are tracking as predicted.
 - c. Department of Property & Environment Report - Lynch stated his staff had been extremely busy with the recent storm, clearing snow from trails and parking lots, ice fishing is good and the lakes are setting up nicely.
 - d. Department of Recreation Amenities Report – RA Mgr Graham highlighted that Camp 911 for youth is coming together to be held in June.
 - e. Department of Community Standards Report – stands as submitted per GM Roth.
 - f. Lifestyle Report – as submitted per Jen Pitcher.

Motion to accept Staff reports by Whitman, 2nd by Perez. Unanimous.



6. There are 2 Lot Consolidations for review

Motion to approve both consolidations as presented by Schneider, 2nd by Whitman. Unanimous.

7. Committee Reports:

- a. ECC Liaison Report December 2022 Meeting Minutes

Motion to accept Committee Report as presented by Donovan, 2nd by Schneider. Unanimous.

8. Unfinished Business

- a. Proposal for Archery Range – Update from GM Roth that discussion with WCG&B Club regarding lease terms continues.

Motion to table until terms are finalized for Board approval by Mayer, 2nd by Schneider. Unanimous.

- b. NVL Trail - Capital Improvement Plan –GM Roth shared that the December 19 meeting with NVL and Ranch owners was productive. This was followed with an owner survey with lots bordering proposed trail. Ranch Community Board and owners totally against providing easement for 8ft. paved trail. The 4 ft gravel trail previously approved by this Board will move forward. Lengthy discussion followed with input from owners.

Motion to proceed with 4 ft wide trail and abandon 8ft by Schneider, 2nd by Donovan. Five ayes: Mayer, Schneider, Donovan, Perez and Whitman. Two nays: Musgrove and Tanner.

- e. Budget Announcement - Special Owners Meeting – January 14, 2023 beginning at 9 am in the Vista Conference Room – Admin Building 230 Port Avenue, Pagosa Springs, CO 81147. GM Roth reminded all that a majority of owners must be *physically present* to veto the budget per CCIOA Section 303(4)(a).

9. New Business


- a. Strategic Plan Update-GM Roth stated the last update was completed in April 2020. Then he explained the process and what it entails for Board members; review, update objectives, remove accomplishments, Mayer encouraged the Board members to reconvene subcommittee work sessions to discuss prioritizing projects; old and new. Roth will obtain staff input as well, and will email reminders to Board. Roth and Pitcher suggested combining Capital Improvement and Strategic Plan questionnaire/survey to be included with Official 2023 Annual ballot to Owners.

10. Board Correspondence – Letter received requesting Board look at additional opportunities/facilities for youth. Roth responded that he and RA Mgr Graham have already been in discussion.

11. Owner/Member comments – Owner Martin questioned when/if trail from Park Ave to Inspiration/Cloud Cap may be addressed and expressed public safety issues. Donovan encouraged him to join/ volunteer to be on Parks, Trails & Outdoor Recreation committee.

12. Adjournment Motion to adjourn at 7:15 pm by Donovan, 2nd by Schneider. Unanimous.

Respectfully submitted:



Danny Musgrove, Board Secretary



Candace Selk Barnes, Recording Secretary