



Board of Directors Regular Meeting
February 9, 2023 6pm
Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer; President via ZOOM
Lars Schneider, Vice President
Danny Musgrove, Secretary
Patrick Donovan, Treasurer
Directors: Mike Perez, Chris Tanner, Monte Whitman

Staff: Allen Roth, GM
Katie Benoit, CT Larry Lynch, DPE Mgr
Ryan Graham, RA Mgr
Jen Pitcher, Lifestyles
Candace Selk Barnes, Recording Secretary

Owners/Guests: K. Crawford, T. Gallegos, M & B Crowe, L. Henrich, L. Ballard, A. Marie via Zoom: T. Frank, E. Cowling, J. Dykstra, J. Rivas, P. Thomas

1. **6:08 pm Call to Order by President Mayer with reminder no audio or video recording is allowed.**
2. **Verification of Quorum by Board Secretary Musgrove**
3. **Approval of Agenda - *Motion to approve Agenda with addition to 9. New Business b. Habitat lot transfer fees by Schneider, 2nd by Musgrove. Unanimous.***
4. **Approval of the minutes - *Motion to approve the January 12, 2023 Regular Meeting of the Board Minutes by Donovan, 2nd by Whitman. Unanimous.***
5. **Owner/Member comments: NONE**
6. **Staff Reports:**
 - a. General Manager's Report – stands as submitted by A Roth GM
 - b. Treasurers Report presented by Donovan and Benoit: Treasurer Donovan explained four (4) CD's are maturing in February and the recommendation of the Investment Committee is to rollover all four (4) into 3-month CD's with Edward Jones.
Motion to reinvest CD's per recommendation of the Investment Committee by Schneider, 2nd by Perez. Unanimous.
Benoit explained the several assessment payment options available to owners on Vantaca.
 - c. Department of Property & Environment Report – as submitted by DPE Mgr. Lynch shared additionally that he has ordered fish for spring stocking and unfortunately the price has increased about 10% from last year. The recent Ice Fishing Tournament was a huge success with over 100 participants.
 - d. Department of Recreation Amenities Report – as submitted by Graham RA Mgr. – Owners very excited with new equipment.
 - e. Department of Community Standards Report by Roth GM – as submitted by Cramer DCS Mgr.
 - f. Lifestyle Report as submitted by J. Pitcher Lifestyles Coordinator- New Owners Gathering coming up, several new classes at clubhouse, and the Seeds to Supper 8-week workshop has begun with 3 separate classes. Director Perez suggested that Board Committee members attend Owners gathering to encourage new owner involvement.
7. **There is 1 Lot Consolidation for review – discussion the property has regarding 2023 Assessments due.**
Motion to approve lot consolidation by Schneider, 2nd by Whitman. Unanimous.
8. **Committee Reports:**
 - a. ECC Liaison Report January 2023 Meeting Minutes by Musgrove Board Liaison who shared that in 2022, 69 single family residences were approved, and 961 total applications were processed by Department of Community Standards following ECC approval.
Motion to accept ECC Committee Report by Donovan, 2nd by Perez. Unanimous.



9. Unfinished Business

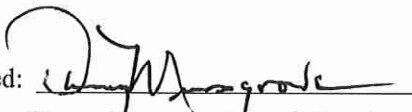
- a. Proposal for Archery Range – update by GM Roth and Wolf Creek Gun & Bow Association (WCGBA) representative J. Dykstra via Zoom. Dykstra shared that they have applied for a grant for \$89K and a large portion of the funds will be used to meet county regs for paved driveway off Trails and some parking spaces to meet ADA wheelchair accessibility. Donovan asked for clarification of Art IV. Section IV of lease agreement regarding additional use approval. Roth and Pitcher explained process for Special Event authorization. Mayer disclosed once again (as in previous BOD meetings) that he and Donovan are both founding members of the WCGBA, and the board agreed once again that there is no conflict of interest.
Motion to approve the WCGBA lease as is by Whitman, 2nd by Schneider. Unanimous.
- b. Strategic Plan Update- update by GM Roth who shared that Mayer had submitted changes and he encouraged other BOD members to do the same, a Work Session was scheduled for Tuesday, February 21, 2023, commencing at 5:30 pm, Whitman is unable to attend but will submit any changes prior to work session. Mayer reminded all that the current Strategic Plan is available for viewing by owners et al on the website and will be updated if and when changes occur. Owner T. Frank asked why the Staff Reports are no longer included in the Owners Board Packet. Pitcher responded it is common practice NOT to include per the recommendation of the Community Association Institute (national and international homeowner’s professional organization). Mayer requested that GM Roth verify the possibility of availability to owners after the meetings.

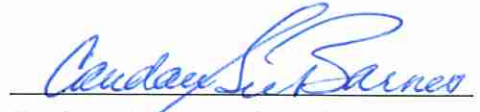
10. New Business

- a. Proposal for new standing committee – GM Roth recommends board approval of the creation of a Gardening Committee as it qualifies as a standing committee.
Motion to approve Charter of Garden Committee by Whitman, 2nd by Perez. Unanimous
Motion to appoint Toni Gallegos as Chair by Donovan, 2nd by Whitman. Unanimous
Perez volunteered to be the Board Liaison.
- b. Habitat lot transfer fees – Habitat Representative Lori Henrich shared that about a year ago Archuleta County transferred eleven (11) lots located within Trails and Chris Mountain II as listed: 54, 82, 232, 286 Domicile, 29 and 42 Lassen, 100 Mansions, 30, 33 Mohawk and 403, 439 Sam Houston to Habitat for Humanity. Habitat formally requests PLPOA waive the \$160 transfer fee for each of the eleven lots totaling \$1760.00. Board Member Whitman disclosed that he may be building some of the houses for Habitat and VP Schneider disclosed that he volunteers services with Habitat, Board members did not see any conflict of interest for them voting on waiving the transfer fee.
Motion to waive the lot transfer fees on each of the eleven (11) lots listed by Schneider, 2nd by Donovan. Unanimous.

11. Owner/Member comments: J. Dykstra stated the current Strategic Plan was easily available on the website was a critical document she used in creating the initial grant proposal. She expressed her excitement to be working with the PLPOA in the creation of the WCGBA archery range.

12. Adjournment – Motion to adjourn at 7:17 pm by Donovan, 2nd by Musgrove. Unanimous.

Respectfully submitted: 
Danny Musgrove, Board Secretary


Candace Selk Barnes, Recording Secretary