



Board of Directors Regular Meeting
May 11, 2023 6pm

Pagosa Lakes Administration Building

MINUTES

**Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Danny Musgrove-Secretary
Patrick Donovan-Treasurer
Directors: Ericka Bailey, Chris Tanner &
Monty Whitman.**

**Staff: Allen Roth-GM, Katie Benoit- CT,
Larry Lynch-DPE, Keith Cramer-DCS,
Ryan Graham-RA, Jen Pitcher Lifestyles**

Candace Selk Barnes, Recording Secretary

Owners/Guests: Andy Guszczka and via Zoom: Tricia Frank

1. **Call to Order at 6:08 pm by Mayer with reminder that no video or audio recording is allowed.**
2. **Verification of Quorum by Board Secretary Musgrove.**
 - a. Approval of Agenda – Motion by Schneider to approve Agenda, 2nd by Donovan. Unanimous.
3. **Approval of the Minutes-** Motion by Whitman to approve the Minutes 4/13/2023, 2nd by Schneider. Unanimous. Motion to approve the April 25, 2023 Minutes of the Special Meeting to fill vacancy to Board by Donovan, 2nd by Whitman. Unanimous.
4. **Appointment of New Board Member Ericka Bailey.** Motion to approve the appointment of Bailey for remainder of term ending 2025 by Donovan, 2nd Whitman. Passed.
5. **Disclosures of Conflicts - None**
6. **Owner/Member comments** – T. Frank requested information about Resolution 2023-01, Mayer replied it will be discussed as meeting progresses.
7. **Staff Reports:**
 - a. General Manager’s Report – as submitted. Donovan asked the status of North Lake trail; Roth and Lynch replied that still waiting for Davis Engineering to complete design.
 - b. Treasurers Report – presented by Donovan and Benoit. Four CD’s maturing in May and Investment Committee recommending roll over to lock in higher interest rates for 12 months. Benoit reported approximately 420 delinquent notices were mailed May 1.
 - c. Department of Property & Environment Report – As is. Lynch shared the parks and Trails Committee recently visited the greenbelts to assess for future recreational opportunities.
 - d. Department of Recreation Amenities Report – Graham added the kids did well in their first Swim Meet in Durango, Pickle Ball exhibition and racquetball events upcoming. Men’s Locker room to be done and opened next week.
 - e. Department of Community Standards Report – Cramer shared that one of the joint session (Arch County Commissioners and PLPOA Board) benefits is that the county trained both Cramer and Benoit and now sharing the vacation rental data in “real time” and that it’s pretty amazing.
 - f. Lifestyle Report- As submitted, Jen is ready for the new website / portal to be “tuned over” soon for owner access.



Motion to approve Staff Reports as presented by Schneider, 2nd by Whitman. Unanimous.

8. There is 1 lot Consolidation up for review

Motion to uphold lot consolidation by Bailey, 2nd by Donovan. Unanimous.

9. Committee Reports:

a. ECC Liaison Report April 2023 Meeting Minutes – Liaison Musgrove “stands as submitted”

Motion to accept ECC Report by Donovan, 2nd by Bailey. Unanimous.

b. Finance Committee Chair & Investment Committee. Andy Guszczra was introduced, previously met with Donovan, Roth and Benoit.

Motion to recommend Guszczra appointment as the Finance Committee Chair by Donovan, 2nd by Tanner. Unanimous.

10. Unfinished Business

a. Strategic Plan Update & Owner Survey Results – Hard copies of the survey were presented for review. Roth recommended Board Work Session to discuss same; to keep focus and momentum for Strategic Plan. Consensus of board to meet Wednesday, May 24, 2023 at 5pm. Work session regarding Capital Improvement will be in late August.

11. New Business

a. Purchase of RU Unit & Contract – Roth shared the approximate cost of the RU unit upwards of \$278K, engineering fees of \$32K not including installation. Reserve Study projected replacement in 2028, but it needs to be replaced now. Donovan questioned why Reserve Study had a “big miss”, Lynch replied that it should have been replaced in 2022. Equipment delivery out 20-22 weeks after RFP and contract.

Motion for GM Roth to move forward obtaining detailed specs/study/RFP for installation by Tanner, 2nd by Schneider. Unanimous.

b. Resolution 2023-01 to Update PPP for Permit Transfers – Explanation of resolution by both Roth and Cramer. Discussion followed.

Motion to approve Resolution 2023-01 by Schneider, 2nd by Musgrove. Unanimous.

Owner T. Frank expressed her appreciation for the detailed discussion/explanation.

12. Correspondence – Discussion.


13. Owner/Member comments -None.

14. Adjournment- Motion to Adjourn at 8:23pm by Whitman, 2nd by Schneider. Unanimous.

Respectfully submitted by:



Danny Musgrove, Board Secretary



Candace Selk Barnes, Recording Secretary.