

***Pagosa Lakes Property Owners Association, Inc.***  
**Board of Directors/Road Advisory Committee**  
**Work Session**

**Monday, July 19, 2006 @ 1:30 PM**

Pagosa Lakes Clubhouse, 230A Port Avenue

Board Members present

Dave Bohl – President

Hugh Bundy – Director

Fred Ebeling – Director

Gary Gray – Director

Fred Uehling - Treasurer

Staff present

Walt Lukasik – General Manager

Gloria Petsch – Recording Secretary

Road Advisory Committee Members present

Bill Ralston

Gene Cortright

Jim Carson

Jerry Baier

County Personnel present

County Administrator, Bob Campbell

County Road and Bridge Director, Allan Zumwalt

County Special Projects Manager, Sheila Berger

Notices for the work session had been posted at the Administration building, and at the Pagosa Lakes Clubhouse. It should be noted that three property owners were in attendance.

The Road Advisory Committee Chair, Bill Ralston, asked Bob Campbell, Archuleta County Administrator, to give an overview of the situation from the county's perspective. Mr. Campbell stated that the manner in which the County is proceeding is not satisfactory. He further stated that they are looking for input as to how best to solve the issue.

The formation of Public Improvement Districts was discussed, with Special Projects Manager Sheila Berger explaining the process. She explained that a substantial majority of the property owners wishing to form a PID must submit a petition packet to the Archuleta County Administration Department. If and when the District is formed, a property owner may petition the District for removal from the District. Ms. Berger stated that she felt that this would only be granted rarely, as it was not in the best interests of the PID to allow property owners within the boundaries of the PID to benefit from road maintenance without paying into the fund themselves.

Mr. Ralston felt that an increase in the mil levy was an inequitable solution, as Metro Districts are already paying extra for the maintenance of their roads.

President Bohl explained the history behind the previous two proposed mil levy increases being voted down, and stated that he felt that the county would get behind De-brucing if the County Commissioners would sign a written statement stating that the County would go back to maintaining all the roads.

Mr. Ralston pointed out the fact that the County can no longer claim HUTF funds for the roads it will not maintain, and that the \$1,200 per lane mile that the County receives for a gravel road would more than cover the cost of grading. Mr. Zumwalt agreed. He further responded positively to a request by President Bohl to furnish to the Board with a cost breakdown for road maintenance.

Mr. Ralston will furnish to Mr. Zumwalt and Mr. Campbell a copy of the letter written by the "Concerned Citizen's for Better Roads" committee.

Mr. Zumwalt informed everyone in attendance that since the County Commissioners have given his department discretion regarding the amount of snow plowing that is done, his department will plow all roads this year. However, the Commissioners have not given his department discretion over maintenance, so he will not be able to do any blading.

The work session then concluded.