

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
2 **Regular Board Of Directors Meeting**  
3 **Thursday, March 08, 2007**  
4 **MINUTES**

5  
6 President Gray called the regular monthly meeting of the Pagosa Lakes Property Owners  
7 Association Board of Directors to order at 7:03 P.M. in the Pagosa Lakes Community Center,  
8 230 Port Avenue, Pagosa Springs, Colorado.

9  
10 **BOARD MEMBERS PRESENT**

**STAFF PRESENT**

11 ~~~~~  
12 Gary Gray –President  
13 Hugh Bundy – Vice President, absent and excused  
14 Fred Uehling – Treasurer  
15 Ken Bailey – Director  
16 Pat Payne – Secretary, absent and excused  
17 Fred Ebeling – Director  
18 Alan Schutz – Director, absent and excused

19 ~~~~~  
20 General Manager – Walter Lukasik  
21 Recording Secretary - Gloria Petsch

22  
23 **President Gray appointed Director Bailey as Acting Secretary.**

24  
25  
26 **Quorum verified by Director Bailey.**

27  
28 **APPROVAL OF AGENDA**

29 **Approval of Agenda-**

- 30 • Director Ebeling made a motion to table the following items and to approve the agenda as  
31 amended:  
32 ○ New Business-Item #1, Discussion of fines and fine schedule for Covenant and  
33 Rules violations including determination of fine applicability in the event the  
34 alleged violator later comes into compliance.  
35 ○ New Business-Item #4, Approval of Resolutions 2007-01 and 2007-02 Transfer  
36 of Funds from the Settlement Balance Sheet to the Operating Balance Sheet.  
37 ○ New Business-Item #7, Continued discussion of RV's and RV parking issues.

38 Director Uehling seconded the motion. Motion carried unanimously.

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40 **Approval of Minutes of February 8, 2007-**

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42 Director Ebeling made a motion to approve the minutes of February 8, 2007 as written. Director  
43 Bailey seconded the motion. Motion carried unanimously.

44  
45 **Approval of Work Session Notes of February 9, 2007 and February 23, 2007-**

46  
47 Director Ebeling made a motion to approve the Work Session Notes of February 9, 2007 and  
48 February 23, 2007 as written. Director Bailey seconded the motion. Motion carried unanimously.

1 **GENERAL MANAGER'S REPORT -**  
2

3 General Manager Lukasik wished to thank everyone for their expressions of sympathy on the  
4 passing of his father.  
5

6 1) In addition to the Department Managers' reports, the following comments are noted:

7 **ACCOUNTING:** None other than as included in departmental report.

8 **DCC:** None other than as included in departmental report.

9 **DPE:** None other than as included in departmental report.

10 **DRA:** None other than as included in departmental report.  
11

12 2) The **Sheriff's Department Animal Control** statistics for the month of February 2007  
13 show 7 reports taken, 6 dogs impounded, 0 welfare checks, 1 cruelty case, 22 dogs returned to  
14 owners, 10 verbal warnings issued, 2 livestock calls, 3 dangerous dog calls/quarantines, 0 dog  
15 bite cases, 3 written warnings given, 20 miscellaneous citizen contacts made, 0 summons issued,  
16 51 calls from dispatch to the animal control officer for service.  
17

18 3) No new information regarding the **transfer of greenbelt properties** from Fairfield  
19 Resorts to the Pagosa Lakes POA.  
20

21 4) Pagosa Lakes POA has **seven (7) Covenant Compliance legal issues pending** with  
22 counsel at the present time.  
23

24 5) **Counsel Lauren Holmes** will be speaking with North Village Lakes attorney Larry  
25 Holtus to discuss modifications to the DRAFT Amendment to the Declarations for the voluntary  
26 North Village Lakes Owners Association (NVL).  
27

28 6) **Association auditors FredrickZinkElliott, CPA's** are expected to have a draft of the  
29 financials to us by the Board meeting.  
30  
31

32 **PUBLIC COMMENTS**  
33

- 34 • None at this time.  
35  
36

37 **TREASURER'S REPORT**  
38

39 As noted in the General Manager's report, the Association has received \$554,000, or 54.3% of  
40 the total 2007 billed assessments of \$1,021,000. Collections were 1.9% ahead compared to the  
41 same period in 2006.  
42

43 A teleconference regarding the 2006 audit was held between Sidney Zink, Don Arries, and  
44 Director Fred Uehling on March 7, 2007. The auditor provided a first draft of the financial report  
45 for discussion. The auditor is recommending a number of reclassification entries; a final report  
46 should be out shortly.  
47

1 Also, corrections for page 11, in the accounts receivable outstanding, year 2006 should be  
2 \$45,000; the total amount due from year 2006 and previous years should read \$131,000; and the  
3 remaining amount in various stages of collections should read \$39,000.  
4

## 5 6 **COMMITTEE REPORTS**

- 7
- 8 ○ **Recreation Center Committee** — No report at this time.
- 9 ○ **Lakes, Fisheries & Parks Committee** – No report at this time.
- 10 ○ **Ad Hoc Lake Study Committee** – No report at this time.
- 11 ○ **Road Advisory Committee** – No report at this time.
- 12 ○ **Finance Advisory Committee** – Report presented by Director Uehling. Director  
13 Uehling informed the Board that the Finance Advisory Committee (FAC)  
14 reviewed the Reserve Study, and is currently researching possible funding options  
15 to increase the Associations Reserve contributions to attain the recommended  
16 70% funding level. The FAC is also researching a travel policy for the  
17 Association, and a potential credit card policy as well. The FAC then discussed  
18 projects that the Board is considering; the lot purchase near the Pagosa Lake,  
19 gazebos, and the Lake Forest Estate trail project. The FAC is in favor of the  
20 recommended trail project, due to the fact that they feel that trails can be used by  
21 a majority of the residents, the fact that there are start-up funds available from the  
22 survey bankruptcy fund, that there was a survey in Lake Forest Estates and the  
23 residents voted to use the money for trails. The FAC feels that gazebos and picnic  
24 site could not be used by a number of people at a time, and felt that recreational  
25 facilities for children would be a better fit for the Association.
- 26 ○ **ECC agendas and minutes** are included in the DCC report. ECC board liaison  
27 Ken Lavery's report was included in the Board packet.  
28

## 29 30 **OLD BUSINESS**

- 31
- 32 ○ **Board discussion of Long Range Planning workshops.** The next meeting  
33 will be scheduled upon adjournment.  
34

## 35 **NEW BUSINESS**

- 36
- 37 **1. Discussion of fines and fine schedule for Covenant and Rules violations including**  
38 **determination of fine applicability in the event the alleged violator later comes into**  
39 **compliance. – Tabled.**
- 40
- 41 **2. Enclosed in the Board packet is a copy of Building Permit Process Revision #3. This**  
42 **revision includes all changes discussed and requested at the work session of**  
43 **February 5, 2007. Board action requested to approve.** Director Uehling made a  
44 motion to approve Building Permit Process Revision #3. Motion was seconded by  
45 Director Bailey. Motion passed unanimously.  
46

- 1       **3. Requested ECC Guidelines approval.** Director Ebeling made a motion to table Item #3  
2       until next meeting, with the suggested changes. Motion seconded by Director Uehling.  
3       Motion passed unanimously.  
4
- 5       **4. Approval of Resolutions 2007-01 and 2007-02 Transfer of Funds from the**  
6       **Settlement Balance Sheet to the Operating Balance Sheet.** This item is dependant  
7       upon the Finance Advisory Committee receiving the requested documentation from the  
8       auditor, FredrickZinkElliott. – **Tabled.**  
9
- 10       **5. Decision regarding soda vending machine outside the clubhouse.** Director Bailey  
11       made a motion to remove the soda vending machine. Director Ebeling seconded the  
12       motion. **Motion passed unanimously.**  
13
- 14       **6. Resolution 2006-18 Commercial Type Trucks. Implementation of Resolution 2006-**  
15       **18 was delayed until April 1, 2007, pending further study by the Board.** Ray Finney,  
16       a member of the Environmental Control Committee, asked the Board to allow hardship  
17       variances to remain. Barry Kelley, of 54 Jaunty Ct., has a 1-ton flat bed truck, and was  
18       questioning if it wasn't commercial, would it be prohibited. He was informed that it  
19       would be prohibited. Director Uehling made a motion to adopt Resolution 2006-18,  
20       Pertaining to Definition and Implementation of rules for parking of Commercial Type  
21       Trucks, with an effective implementation date of April 15, 2007. Motion seconded by  
22       Director Bailey. **Motion passed unanimously.**  
23
- 24       **7. Continued discussion of RV's and RV parking issues. Comments included. –**  
25       **Tabled.**  
26
- 27       **8. There are four (4) unprotested fines for Board ratification this month.** Director  
28       Ebeling requested taking the items one by one, as he had considerable objections to three  
29       of them, due to the fact that "inoperable" has not been defined. Ken Lavery, of the ECC,  
30       recommended that legal counsel define "inoperable". The Board asked the General  
31       Manager to obtain an opinion from counsel. Director Bailey made a motion to obtain a  
32       legal opinion from counsel to define "inoperable". Director Uehling seconded the motion.  
33       The motion passed, with Director Ebeling voting against.  
34

35       Director Bailey moved to affirm the fine for Case # 97003. Director Uehling seconded  
36       the motion. Motion carried unanimously.  
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### 38 39 **ADJOURNMENT**

40  
41 There being no further business, the meeting was adjourned at 8:00 P.M.  
42

43 Respectfully Submitted,  
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46 Gloria Petsch, Recording Secretary

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Ken Bailey, Acting Secretary