

**PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
**Regular Board Of Directors Meeting**  
**Thursday, May 11, 2006**  
**MINUTES**

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

**BOARD MEMBERS PRESENT**

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David Bohl –President  
Hugh Bundy – Vice President  
Fred Uehling – Treasurer  
Pat Payne – Secretary  
Jim Carson – Director  
Fred Ebeling – Director  
Gary Gray – Director, absent and excused

**STAFF PRESENT**

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General Manager – Walter Lukasik  
Recording Secretary - Gloria Petsch  
DCC Staff -Richard Beaudry

**Also Present:**

Ad Hoc Signage Committee –  
Jennifer Matcham

**APPROVAL OF AGENDA & MINUTES**

**Agenda-**

**Director Bundy made a motion to accept the agenda as written. Director Carson seconded the motion. Motion carried unanimously.**

**Minutes of the April 13, 2006 Regular Board Meeting Minutes –**

**Director Ebeling requested confirmation that the list of road items provided by Road Advisory Committee Chair Bill Ralston had been made available to the property owners in the Administration offices and on the Association website. This was confirmed. Director Bundy made a motion to accept the minutes of April 13, 2006 as written. Director Payne seconded the motion. Motion carried unanimously.**

**GENERAL MANAGER’S REPORT -**

- 1) In addition to the Department Managers’ reports, please notice the **high volume being experienced by the Department of Covenant and Compliance** in all areas. And in the Department of Property and Environment, see Larry’s comments regarding the possible **restoration of the Pinion Lake fountain.**
- 2) The **Accounting Department** sent **17 delinquent accounts** to local counsel Lisa Toy for foreclosure. Of those cases, eleven accounts have paid in full. The balance of accounts continues in process.

- 3) The **Sheriff's Department Animal Control** statistics for the month of April are as follows: Four dogs impounded; two welfare checks; zero cruelty cases; four dogs returned to owners; ten verbal warnings given; five suspected dangerous dogs; two dog bites (both involved Labs; one was dog-vs-dog; the second involved a dog biting a woman and puncturing the skin. The dog's owners were mortified and immediately had the dog put down. The dog's owners paid for the injured party's medical expenses and the injured party will not be pressing any charges); zero written warnings given; 20 citizen contacts made; 32 call for service. There were a total of 54 calls for service countywide for the month.
- 4) No new information regarding the **transfer of greenbelt properties from Fairfield Resorts to the Pagosa Lakes POA.**
- 5) The Association has installed the **pads for the seven remaining cbu's** at locations selected by the Post Office. Due to a change in instruction from the Post office, six of the seven remaining cbu's have been installed. There is still no word from the Post Office as to when any more units will be delivered for installation. Postmaster Jim Fait is in town now and two other senior postal workers have accepted positions out of town and will be leaving Pagosa soon.
- 6) Pagosa Lakes POA has **ten Covenant Compliance legal issues pending** with counsel at the present time.
- 7) The Association will be receiving a **refund from Pinnacle Insurance** in the amount of \$2,152 based on our improving Workers Compensation risk rating.
- 8) **Senate Bill 06-089**, the "clean-up" bill for last year's Senate Bill 05-100, continues going through the legislative process and could be voted on, and possibly signed by the Governor, in the next week.
- 9) 20 **Customer Information Surveys** were returned during March. Of those, 17 were favorable. Of the remaining three, comments of interest were included in the Board packet.
- 10) **New project reviews continue to arrive** from the Archuleta County or Town Planning Departments. This week another mixed-use project (20 commercial spaces and 16 condominium units) in Lake Pagosa Park and a 49 unit townhome project in Central Core were received for review.

## **PUBLIC COMMENTS**

**Jerry Baier, of 172 Caleta Place**, requested an update on the progress of the Road Advisory Committee. There was discussion of the current candidate for County Commissioner and possible effects regarding road maintenance issues. General Manager Lukasik updated the Board on the difficulties of reaching attorney Bud Smith who

specializes in the formation of Districts and his conversations with attorney Jim Collins who also specializes in District formation and operations. Director Bohl explained the process currently underway for the possible appointment of a County Commissioner to replace retiring Commissioner Mamie Lynch.

## **TREASURER'S REPORT**

**The April 2006 financial documents have been reviewed.** No discrepancies or irregularities were noted. As noted in the General Manager's report, the Association has received \$801,000, or 78.8 % of the total \$1,017,000 2006 billed assessments through April 30, 2006. Collections were 1.9 % ahead compared to the same period in 2005.

The second meeting of the PLPOA Finance Advisory Committee (FAC) was held on Tuesday, May 2, 2006. Bob Scott of the local Edward Jones office spoke to the FAC on bank ratings and investment options. Minutes of the meeting were included in Board packet. The next meeting of the FAC is scheduled for June 13, 2006.

Director Uehling made a motion to suspend the Section IX of Resolution 2006-03 for a maximum period of 120 days, to allow the FAC to purchase investments without using the specified Sheshunoff ratings and allow the FAC to come up with an acceptable alternative, due to the fact that Edward Jones will no longer be able to supply the Association with those ratings. Director Ebeling seconded the motion. Motion carried unanimously.

## **COMMITTEE REPORTS**

- **Recreation Center Committee** — No report at this time.
- **Lakes, Fisheries & Parks Committee** – No report at this time.
- **Ad Hoc Lake Study Committee** – No report at this time.
- **Ad Hoc Signage Committee** – A presentation was made by Committee member Jennifer Matcham and Linda Erskine of Design-A-Sign, showing some examples of stone signage. Director Bohl requested that the Committee present three examples of signage at the Annual Meeting, and take an informal poll of the Property Owners at that time. The other Directors agreed.
- **Road Advisory Committee** – No report at this time.
- **Finance Advisory Committee** – Minutes included in Board Packet and reported above with Treasurer's Report.
- **ECC agendas and minutes** are included in the DCC report. ECC board liaison Ernie Karger's report is included.

## OLD BUSINESS

- **Discussion of “Commercial Type Truck” definition.** Another work session will be scheduled for this discussion.

## NEW BUSINESS

- 1. Resolution 2006-08 – For Disbursement of Funds for Unfinished Roads –** Director Ebeling felt that a Local Improvement District or a Public Improvement District needs to be formed to complete the total length of the road before we issue the money, to allow all involved property owners to be allocated their fair share. The policy will be amended as suggested and brought before the Board for approval at the next meeting.
- 2. Resolution 2006-09 – for Directors Proxies.** Director Uehling made a motion to place the item on the Ballot for a vote at the Annual Meeting. Director Carson seconded the motion. Motion carried unanimously.
- 3. Continued Discussion of Article of Incorporation proposed 2006 Ballot Issue.** Director Uehling made a motion to include the issue on the ballot. Director Bundy seconded the motion. Motion failed, with Directors Ebeling, Carson, and Payne opposed.
- 4. Information regarding the Peaks at Hatcher Lakes mixed use Development and opinions of property owners objecting to the project.** Director Bohl pointed out that the form letters received from some property owners includes a lot of misinformation. The Board addressed these concerns, in as much as it could due to the fact that the sites are not within the jurisdiction of the Association.
- 5. There are two unprotested fines for Board ratification this month.** Director Payne made a motion to affirm the two unprotested fines. Director Bundy seconded the motion. Motion carried unanimously. The Board recommended placing a sign-in binder at the front desk for property owners to volunteer their opinions of builders and workmen.

## CORRESPONDENCE

- None.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 8:44 P.M.

Respectfully Submitted,

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Gloria Petsch, Recording Secretary

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Leona F. Payne, Secretary